

7 BREW COFFEE

ROGERS, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.

STANDARD CITY COMMENTS

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SOODED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
3. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
4. PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
6. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
7. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
8. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
9. IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
11. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
14. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
16. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
17. SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCEING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

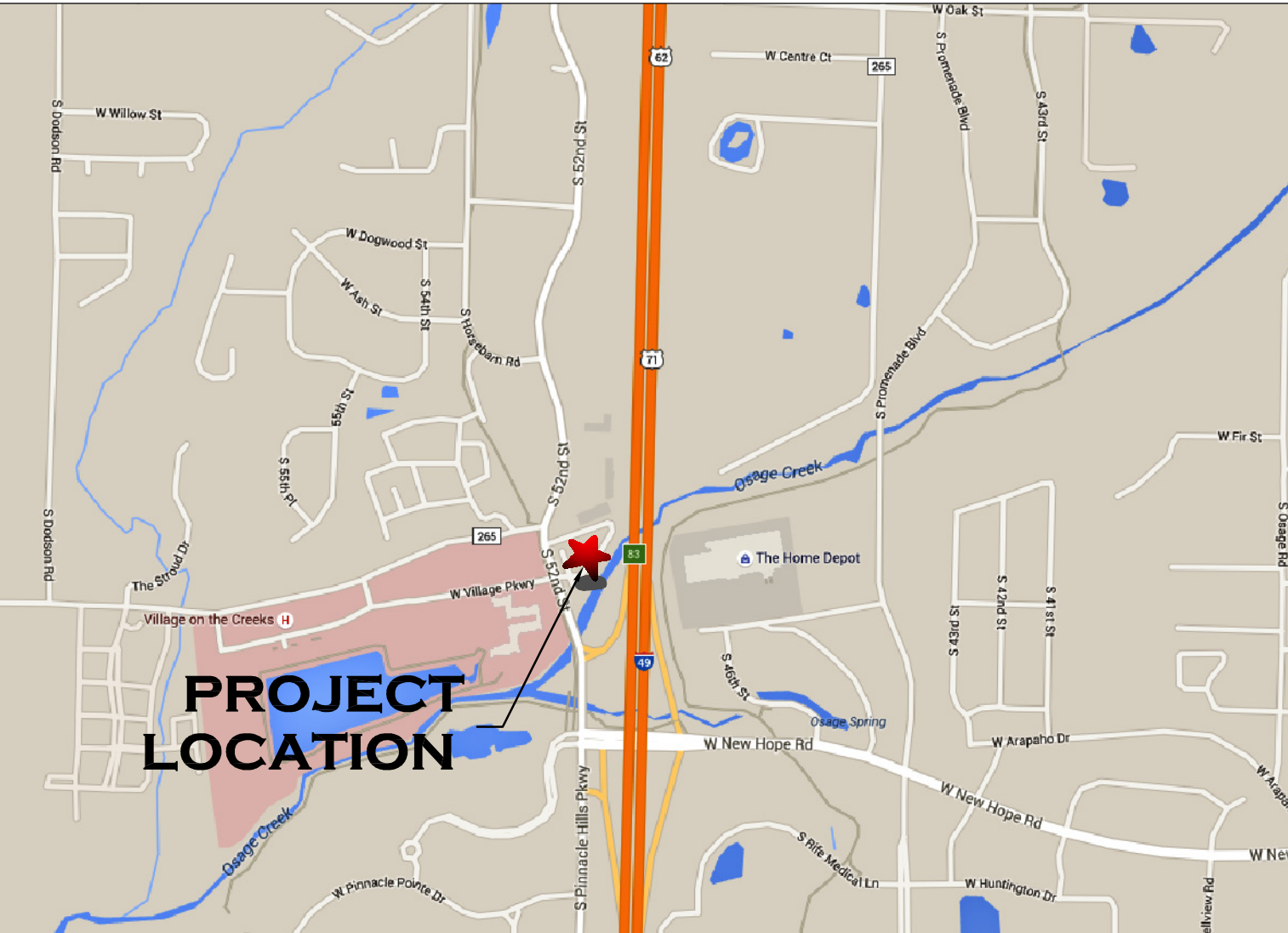
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

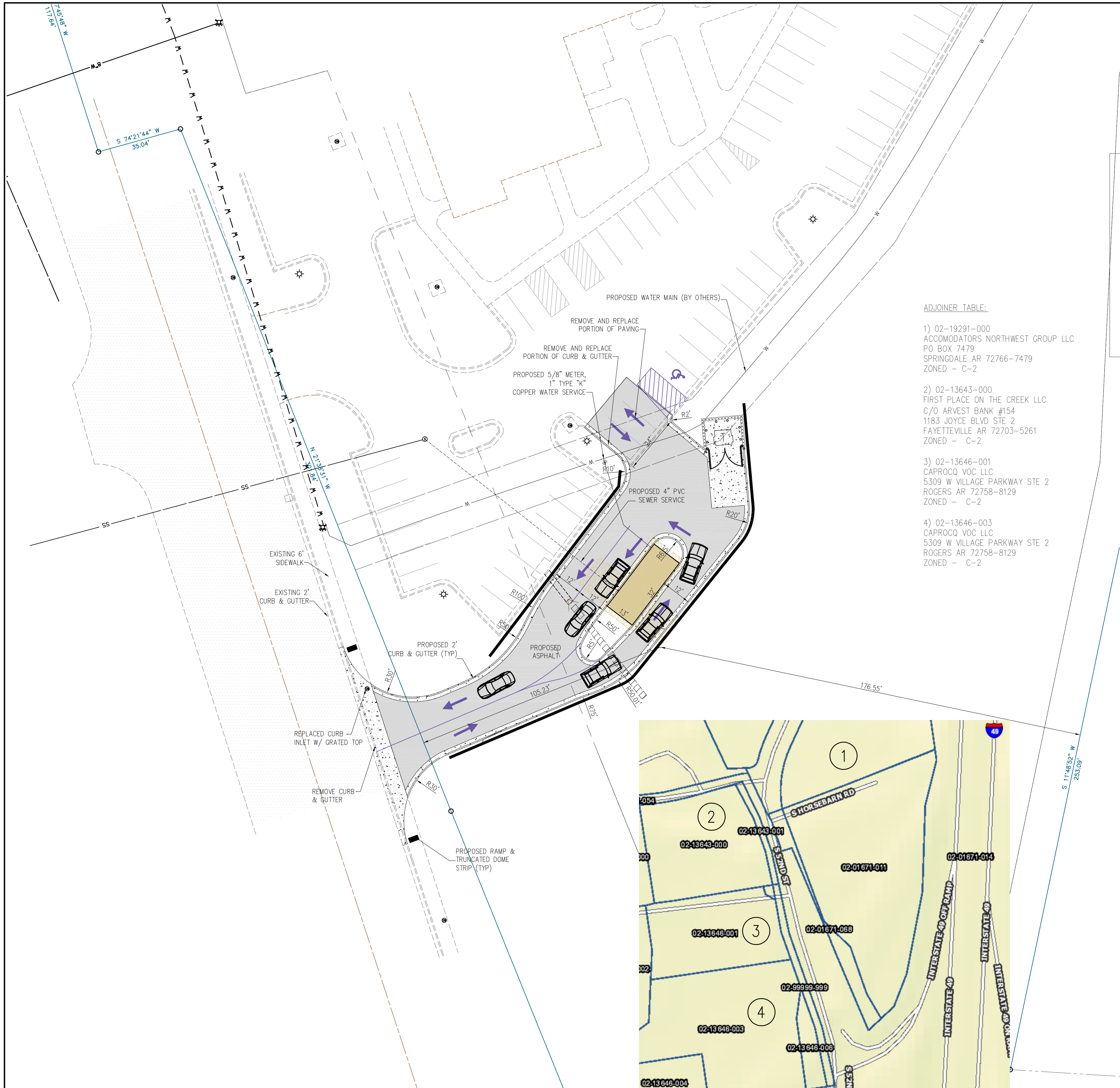
BUILDING SETBACKS (C-2)

FRONT	65'
SIDE (INTERIOR)	15'
SIDE (EXTERIOR)	45'
REAR	15'

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0260K. DATED JUNE 5, 2012)





ADJOINER TABLE:

- 1) 02-19291-000
ACCOMODATORS NORTHWEST GROUP LLC
PO BOX 7479
SPRINGDALE AR 72766-7479
ZONED - C-2
- 2) 02-13643-000
FIRST PLACE ON THE CREEK LLC
C/O ARVEST BANK #154
1183 JOYCE BLVD STE 2
FAYETTEVILLE AR 72703-5261
ZONED - C-2
- 3) 02-13646-001
CAPROCQ VOC LLC
5309 W VILLAGE PARKWAY STE 2
ROGERS AR 72758-8129
ZONED - C-2
- 4) 02-13646-003
CAPROCQ VOC LLC
5309 W VILLAGE PARKWAY STE 2
ROGERS AR 72758-8129
ZONED - C-2

PARKING TABLE:

OFF-STREET PARKING STANDARDS:

DRIVE THROUGH COFFEE SHOP: 1 SPACE PER EMPLOYEE AT LARGEST SHIFT

SQUARE FOOTAGE OF PROPOSED BUILDING:	416
TOTAL SPACES REQUIRED:	3
TOTAL SPACES PROVIDED:	3
TOTAL A.D.A. SPACES REQUIRED:	1
TOTAL A.D.A. SPACES PROVIDED:	1

LOADING SPACE STANDARDS:

C-2: FLOOR AREA OF 5,000-25,000 SQUARE FEET REQUIRES 1 LOADING SPACE

SQUARE FOOTAGE OF PROPOSED BUILDING:	416
TOTAL SPACES REQUIRED:	0
TOTAL SPACES PROVIDED:	0

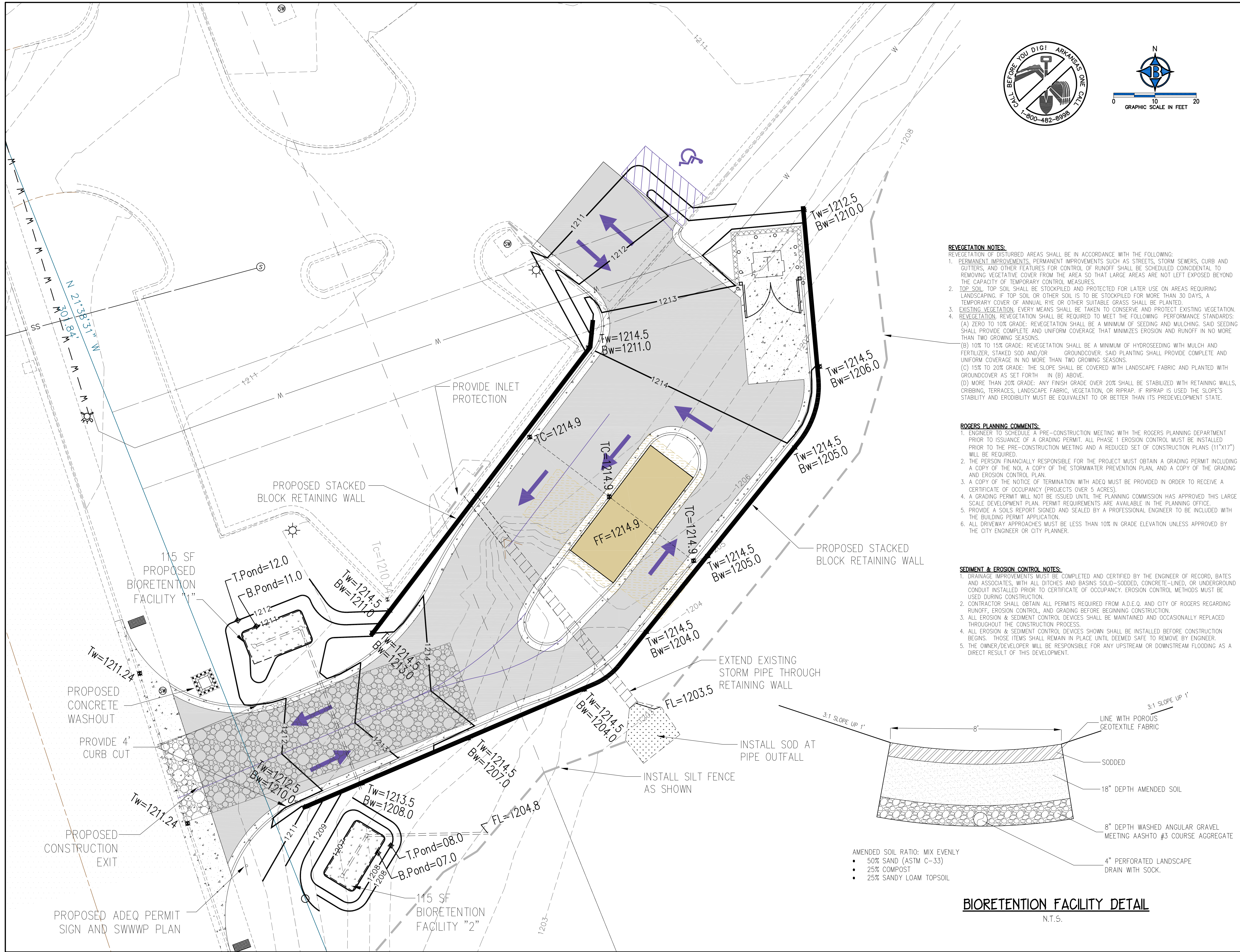
SITE AND UTILITY NOTES:

- ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
- ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREEN FROM PUBLIC VIEW.
- ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
- ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
- ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
- THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- APPROVED BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING.

PROPOSED	LEGEND	DESCRIPTION
	EXISTING	ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
UTV	UTV	CABLE TV (UNDERGROUND)
	QNTV	CABLE TV (OVERHEAD)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
1255	1255	CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
EASEMENT		EASEMENT
ELECT	ELECT	ELECTRICAL (UNDERGROUND)
ELECT	ELECT	ELECTRICAL (OVERHEAD)
ELECT	ELECT	ELECT. TRANSFORMER
EROSION	EROSION	EROSION CONTROL BALES
EROSION	EROSION	EROSION CONTROL FENCE
EROSION	EROSION	EROSION CONTROL RIP-RAP
FENCE	FENCE	FENCE (WIRE/MOOD/CHAIN)
FIBER	FIBER	FIBER OPTIC CABLE
FIRE	FIRE	FIRE HYDRANT ASSEMBLY
FLOWLINE	FLOWLINE	FLOWLINE
FORCE	FORCE	FORCE MAIN
GAS	GAS	GAS MAIN
GAS	GAS	GAS METER/VALVE
GRAVEL	GRAVEL	GRAVEL (EDGE)
GRAVEL	GRAVEL	GRAVEL (SURFACE)
IRON	IRON	IRON PIN - (RE-BAR)
LANDSCAPE	LANDSCAPE	LANDSCAPE EDGING
LIGHT	LIGHT	LIGHT MONUMENT (CONCRETE)
POND	POND	POND
POST	POST	POST INDICATOR VALVE
POWER	POWER	POWER POLE
PROPERTY	PROPERTY	PROPERTY LINE (EXTERNAL)
RIGHT-OF-WAY	RIGHT-OF-WAY	RIGHT-OF-WAY
SANITARY	SANITARY	SANITARY SEWER MANHOLE
SANITARY	SANITARY	SANITARY SEWER PIPE
SANITARY	SANITARY	SANITARY SEWER SERVICE CENTERLINE
SEWER	SEWER	SEWER
STOP	STOP	STOP SIGN / FLAG POLE
SPOT	SPOT	SPOT ELEVATION
STABILIZED	STABILIZED	STABILIZED CONSTRUCTION ENT.
STORM	STORM	STORM SEWER MANHOLE
STORM	STORM	STORM SEWER PIPE
STRIP	STRIP	STRIP (PAINTED OR STICKY)
TELEPHONE	TELEPHONE	TELEPHONE FID/MANHOLE
TELEPHONE	TELEPHONE	TELEPHONE (UNDERGROUND)
TELEPHONE	TELEPHONE	TELEPHONE (OVERHEAD)
TREE	TREE	TREE LINE CANOPY
TREE	TREE	TREE/TREE TO BE REMOVED
WATER	WATER	WATER MAIN BLOWOFF VALVE
WATER	WATER	WATER MAIN FIRE DEPT. CONN.
WATER	WATER	WATER MAIN PIPE
WATER	WATER	WATER MAIN REDUCER
WATER	WATER	WATER MAIN THRUST BLOCK
WATER	WATER	WATER METER
WATER	WATER	WATER METER (IRRIGATION)
WATER	WATER	WATER VALVE

ADJOINER MAP

Time: 3:34 pm
Scale: 1"=30' (P/S)
Date: 7/17/2016
Drawing Name: 16100016-151 Engineering\03 Grading Plan.dwg
Xrefs Used: BASE, 24x36, CON BBN, BATES-AKT



REVEGETATION NOTES:

- REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
1. PERMANENT IMPROVEMENTS: PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCURRENT TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
 2. TOP SOIL: TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
 3. EXISTING VEGETATION: EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
 4. REVEGETATION: REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
(A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
(B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
(C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER AS SET FORTH IN (B) ABOVE.
(D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

ROGERS PLANNING COMMENTS:

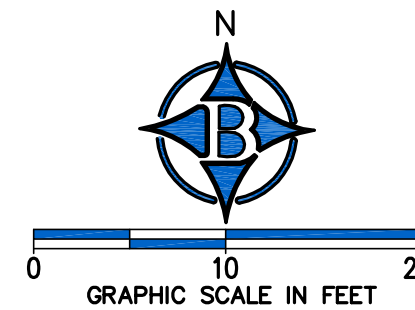
1. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11"x17") WILL BE REQUIRED.
2. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
3. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY (PROJECTS OVER 5 ACRES).
4. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE IN THE PLANNING OFFICE.
5. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
6. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.

SEDIMENT & EROSION CONTROL NOTES:

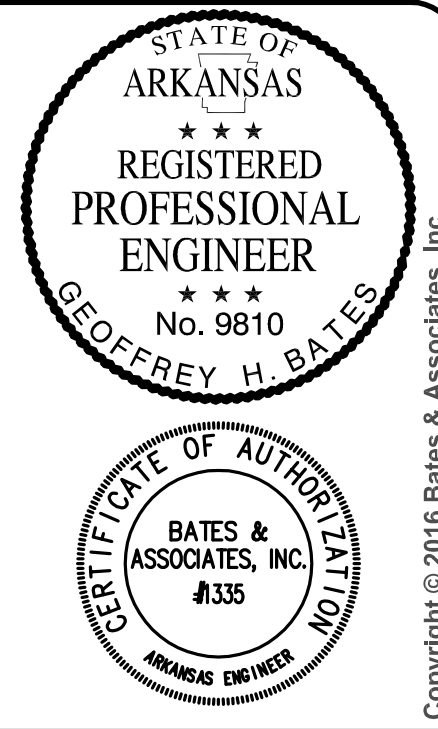
1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF ROGERS REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.
5. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.

BIORETENTION FACILITY DETAIL

N.T.S.



DRAWN BY: B. Bates
ENGINEER: G. Bates



DATE	07-15-16
REVISIONS	
1st SUBMITTAL	

**7 BREW COFFEE
CIVIL CONSTRUCTION PLANS
GRADING PLAN**

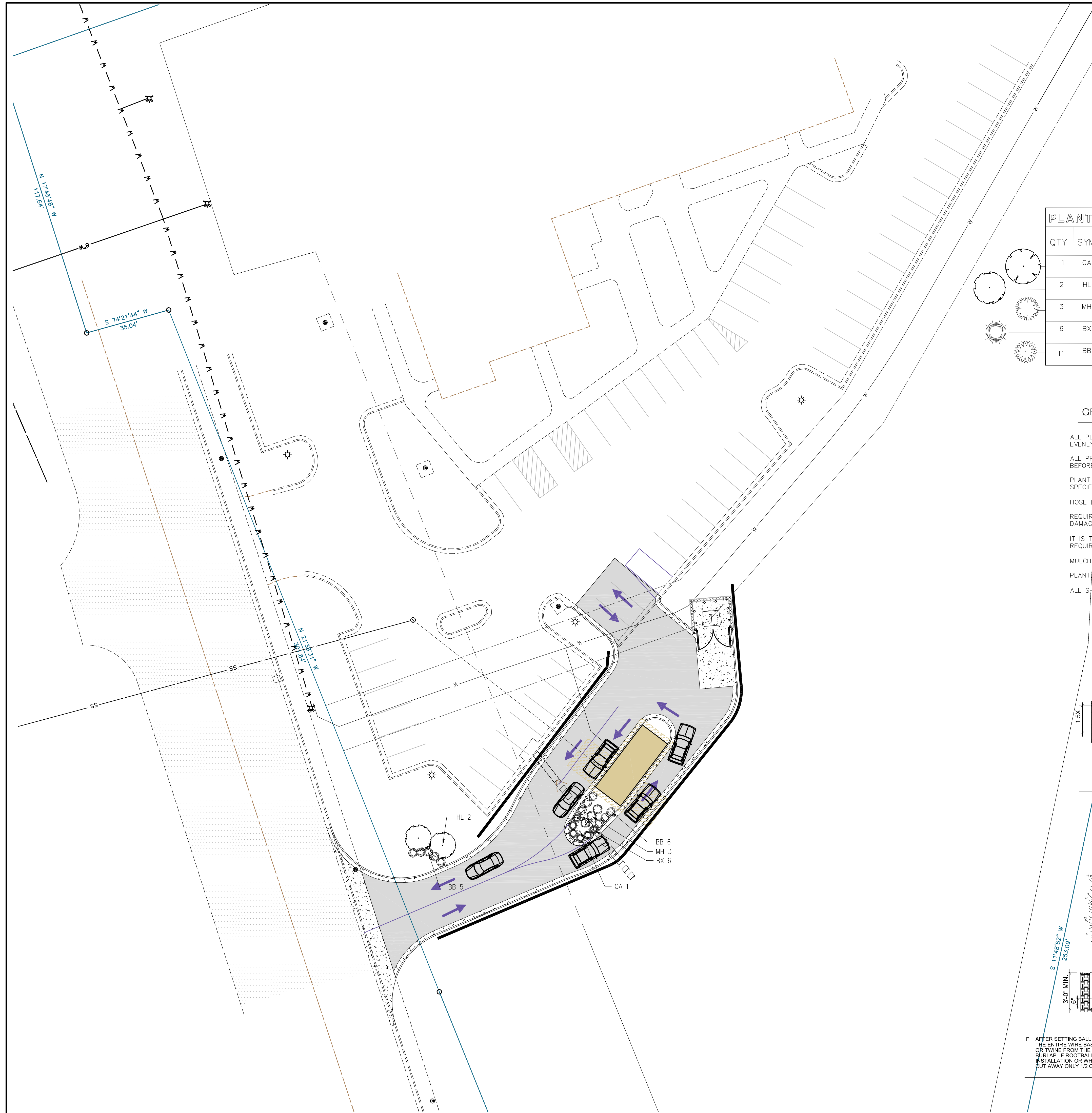
ROGERS, ARKANSAS



7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

PROJECT NO. 16-151

DRAWING NO.
03



PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
1	GA	GREEN ASH <i>Fraxinus pennsylvanica</i>	B&B	2.5" CAL.	
2	HL	SHADEMASTER HONEY LOCUST <i>Gleditsia triacanthos</i> 'Shademaster'	B&B	2.5" CAL	
3	MH	ADAGIO MAIDEN HAIR <i>Miscanthus sinensis</i> 'Adagio'	CONT.	5 GAL.	
6	BX	BOXWOOD <i>Buxus sempervirens</i>	CONT.	5 GAL.	
11	BB	BARBERRY <i>Berberis thunbergii</i>	CONT.	5 GAL.	

GENERAL LANDSCAPE NOTES

ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.

ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.

PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'.

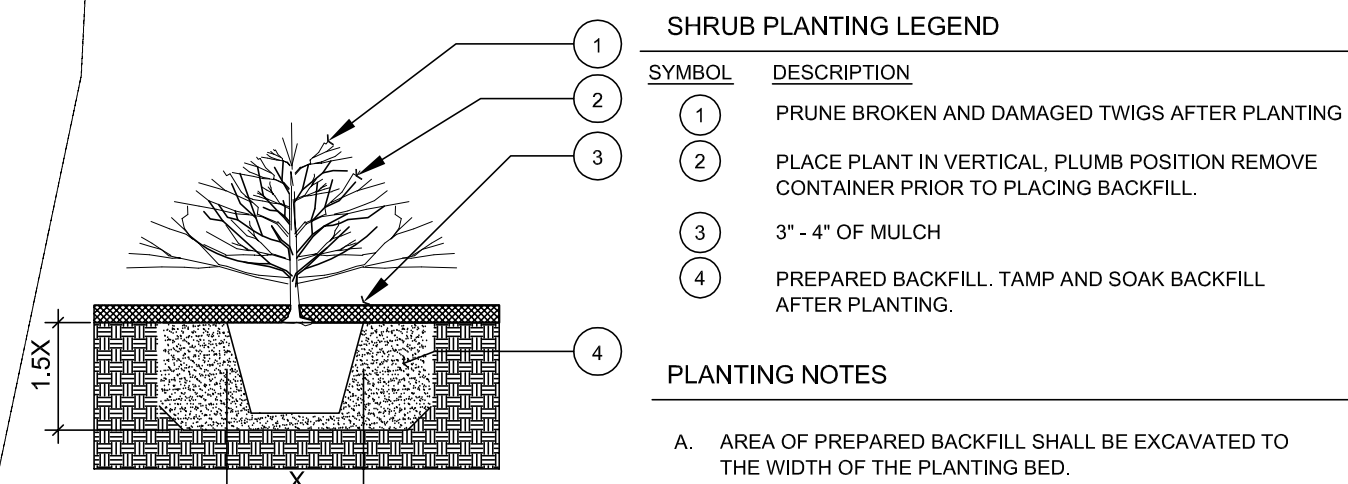
REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.

IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF ROGERS FOR ALL REQUIRED LANDSCAPING.

MULCH TO BE 2"-3" AWAY FROM TRUNK.

PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.

ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.



SHRUB PLANTING DETAIL
N.T.S.

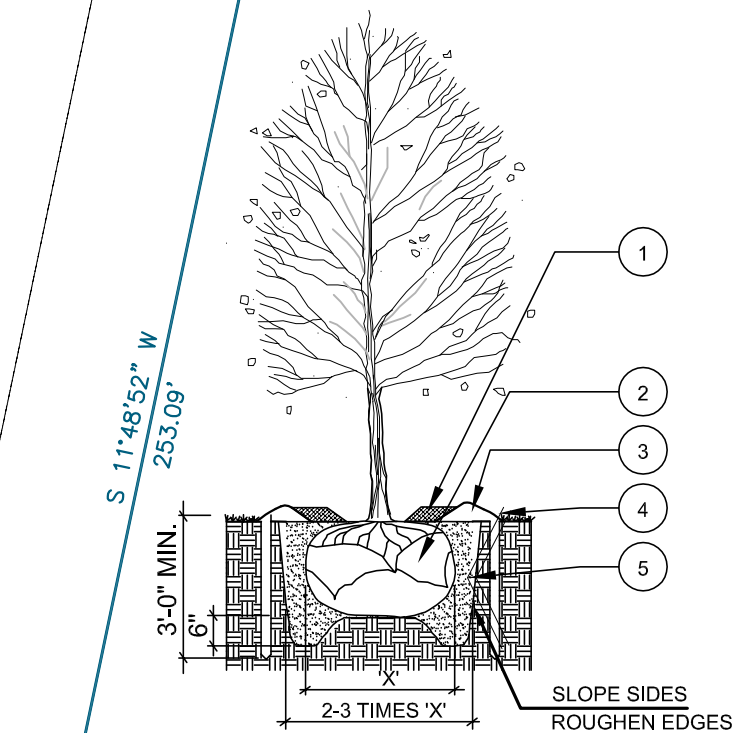
DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
(1)	4" ORGANIC MULCH. 3'-4" AWAY FROM TRUNK
(2)	REMOVE BALL WRAP FROM TOP 1/3 OF BALL
(3)	ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
(4)	TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
(5)	EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

PLANTING NOTES

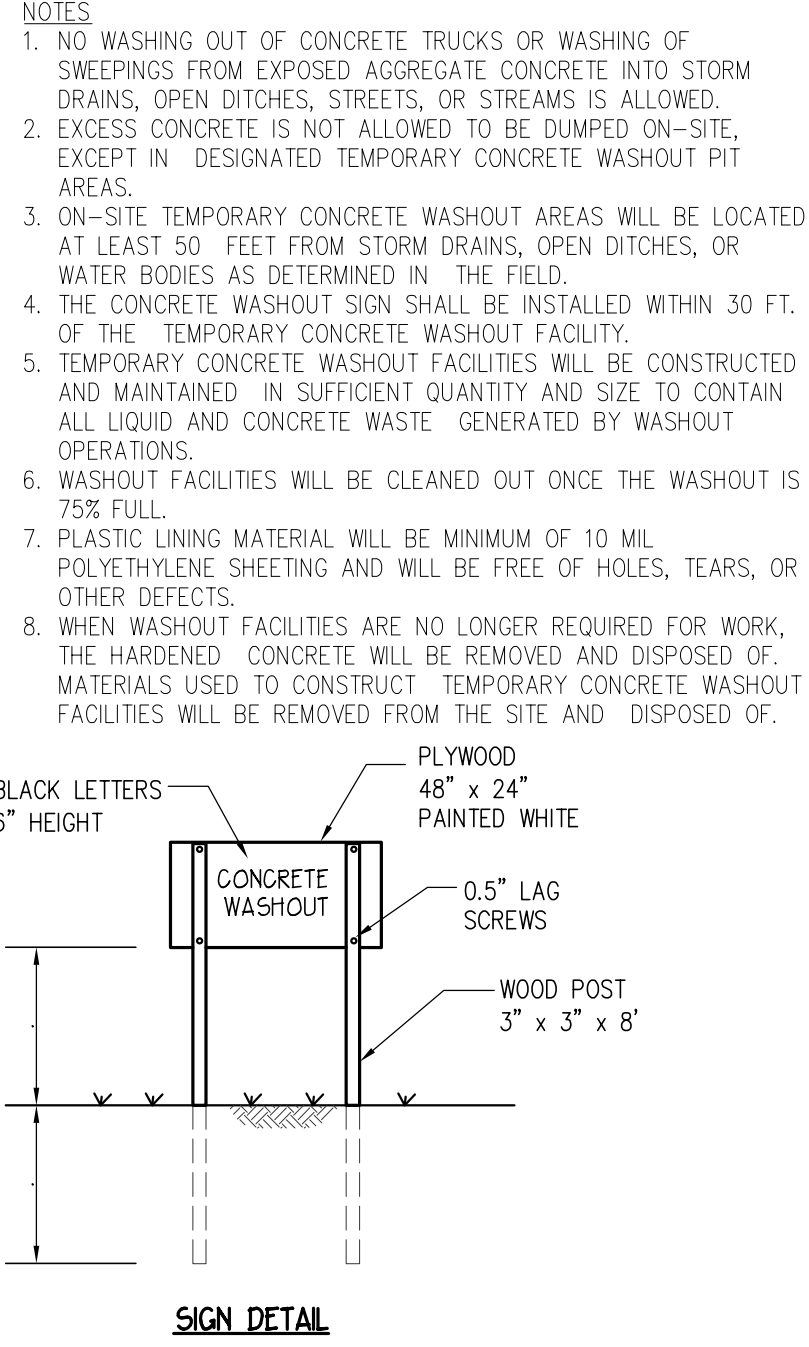
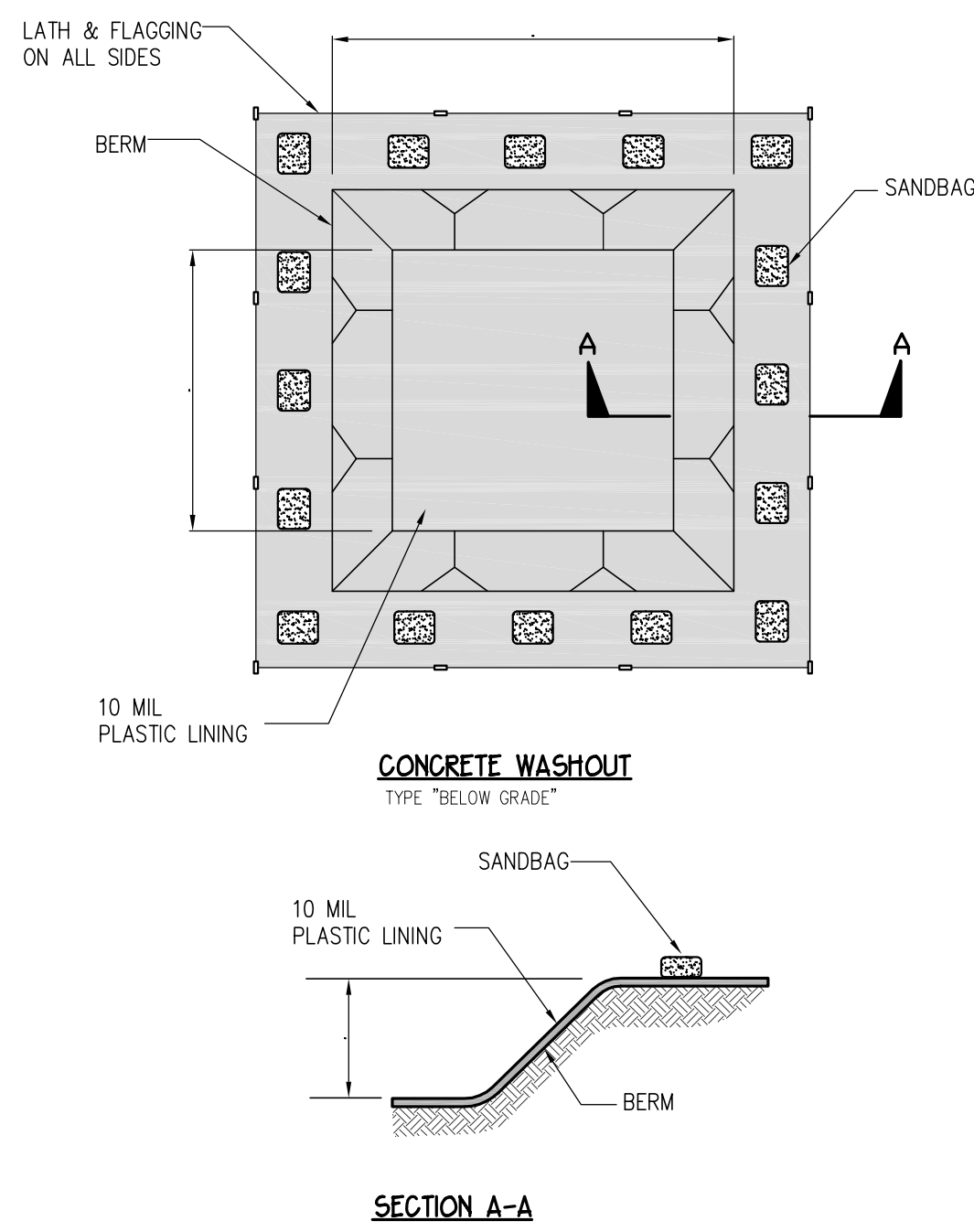
- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING.
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL
N.T.S.



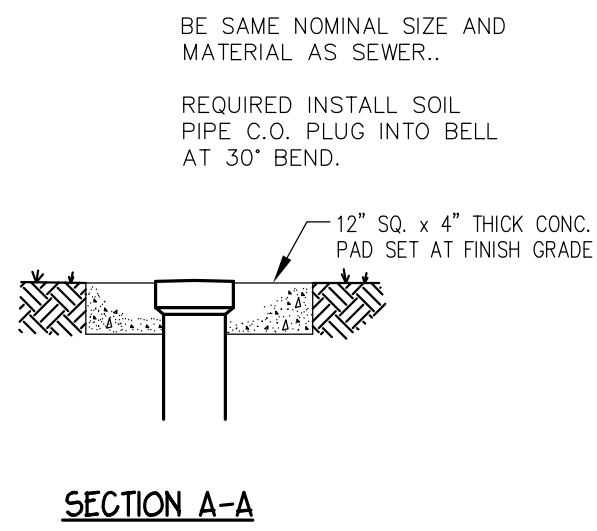
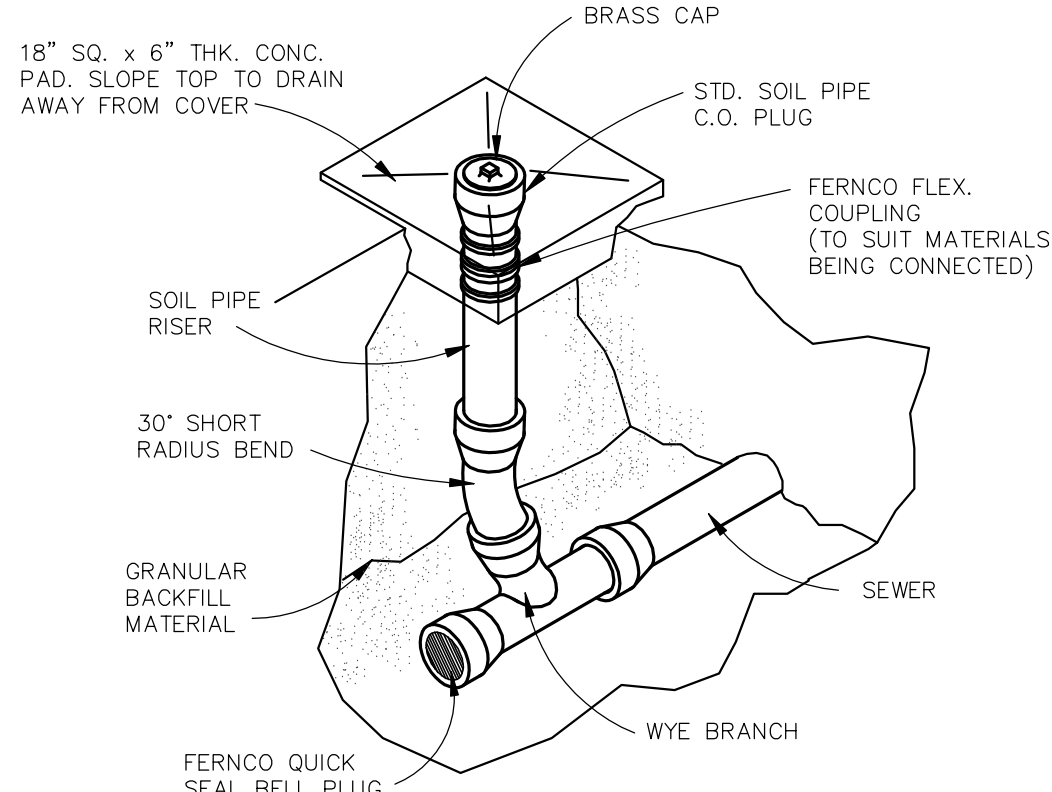
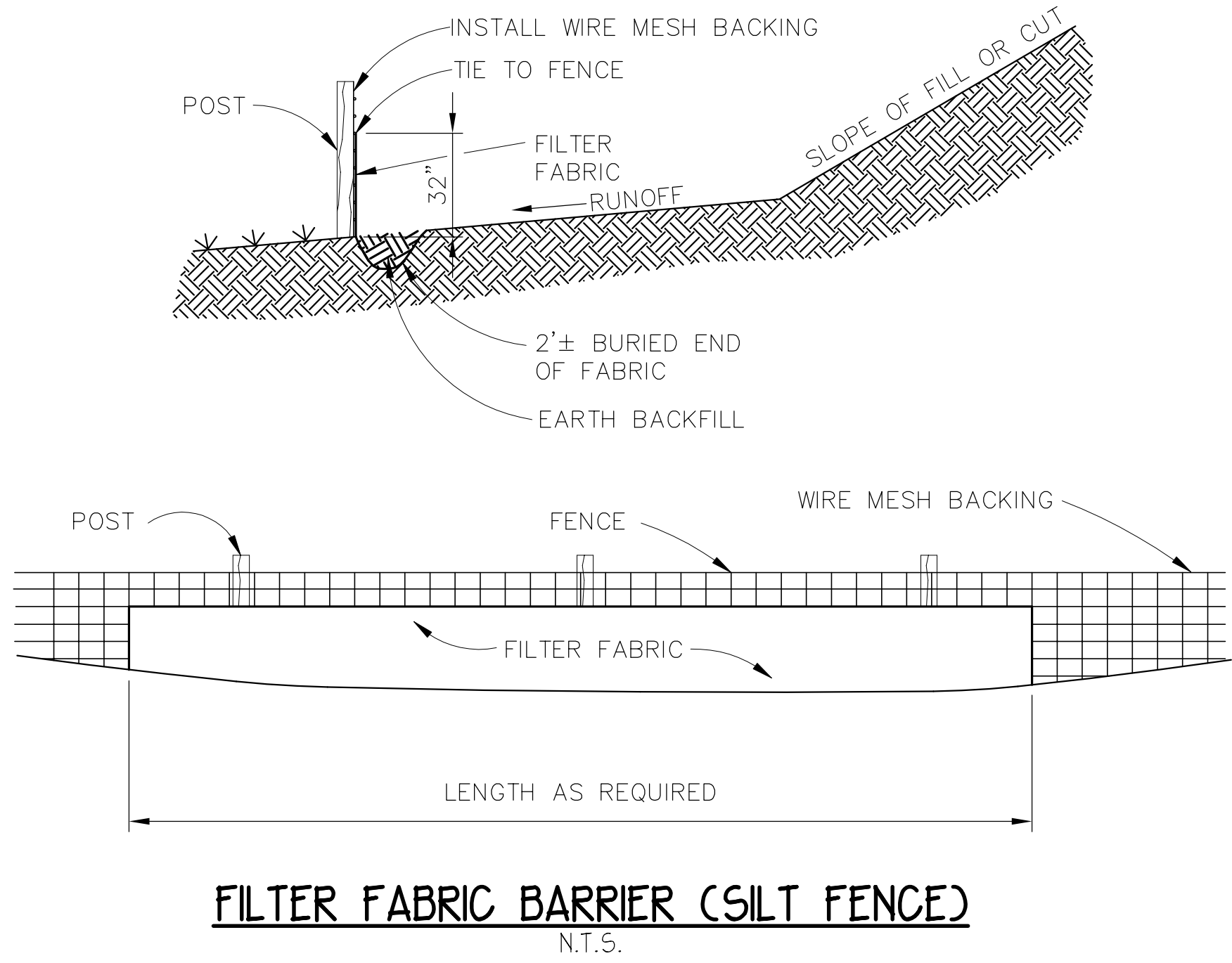
F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

Time: 10:27 am
Scale: 1"=1' (PS)
Date: 6/16/2015
Drawing Name: 15\100\15-159\ENGINEERING\05 Details.dwg
Xrefs Used: COA BBA, 2436



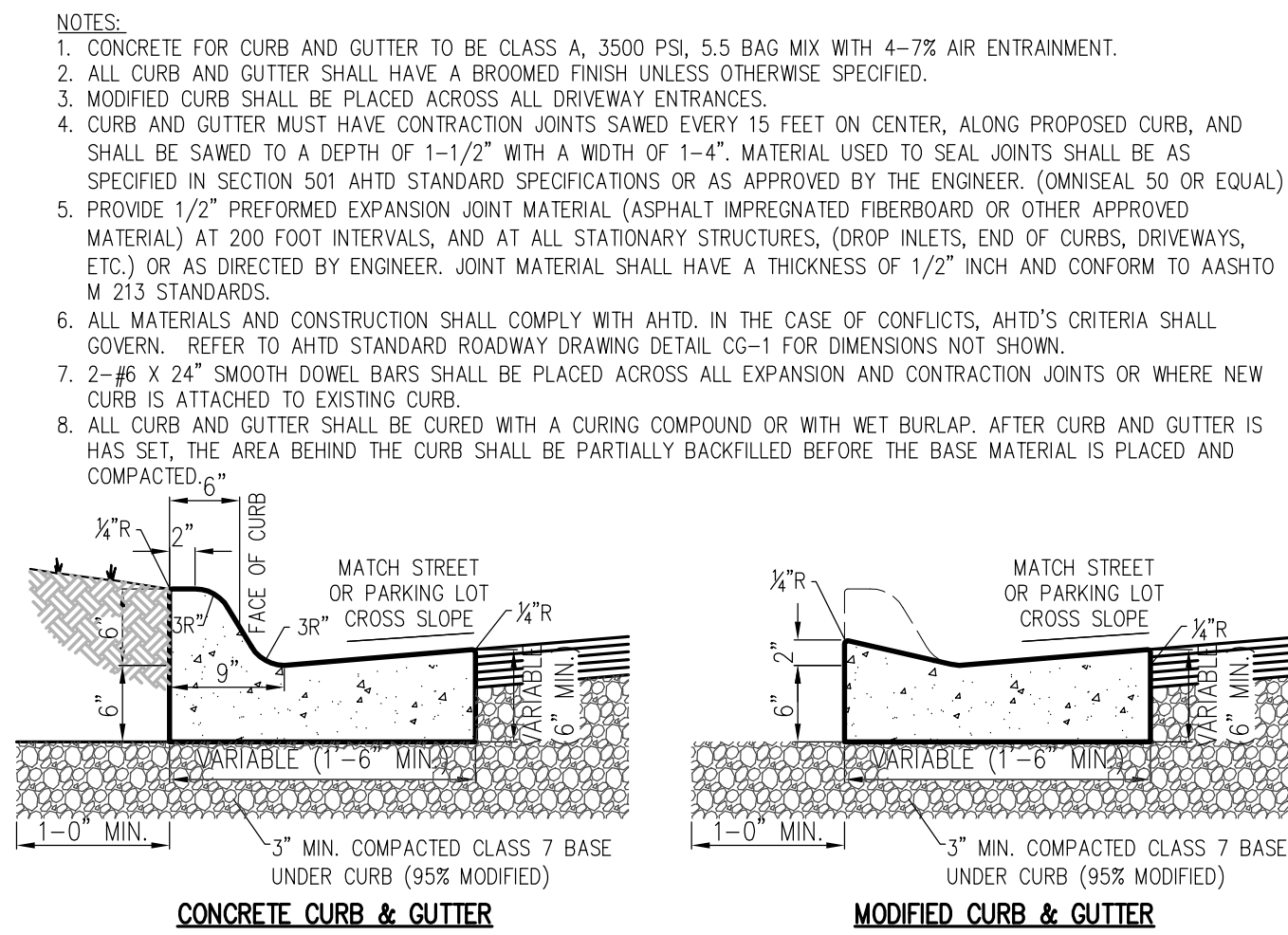
CONCRETE WASTE MANAGEMENT DETAIL

N.T.S.



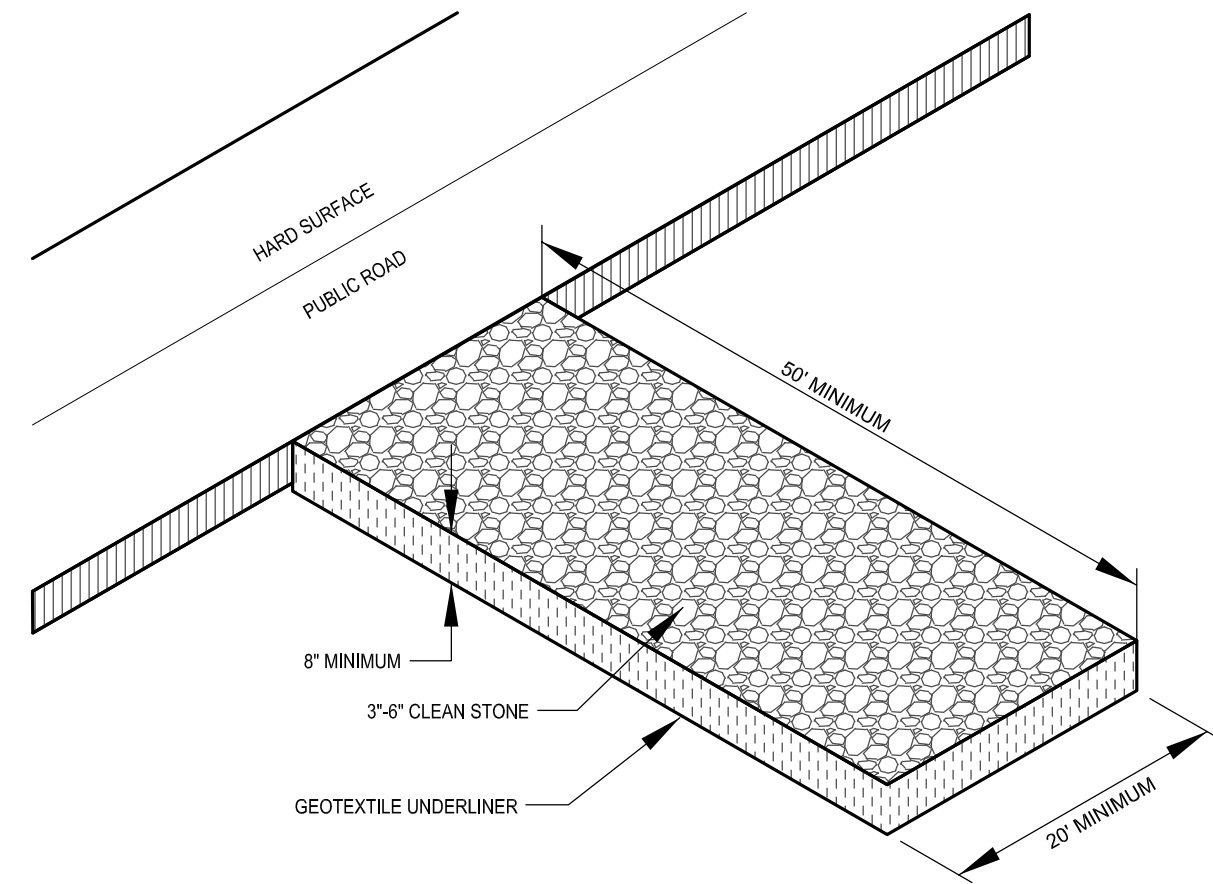
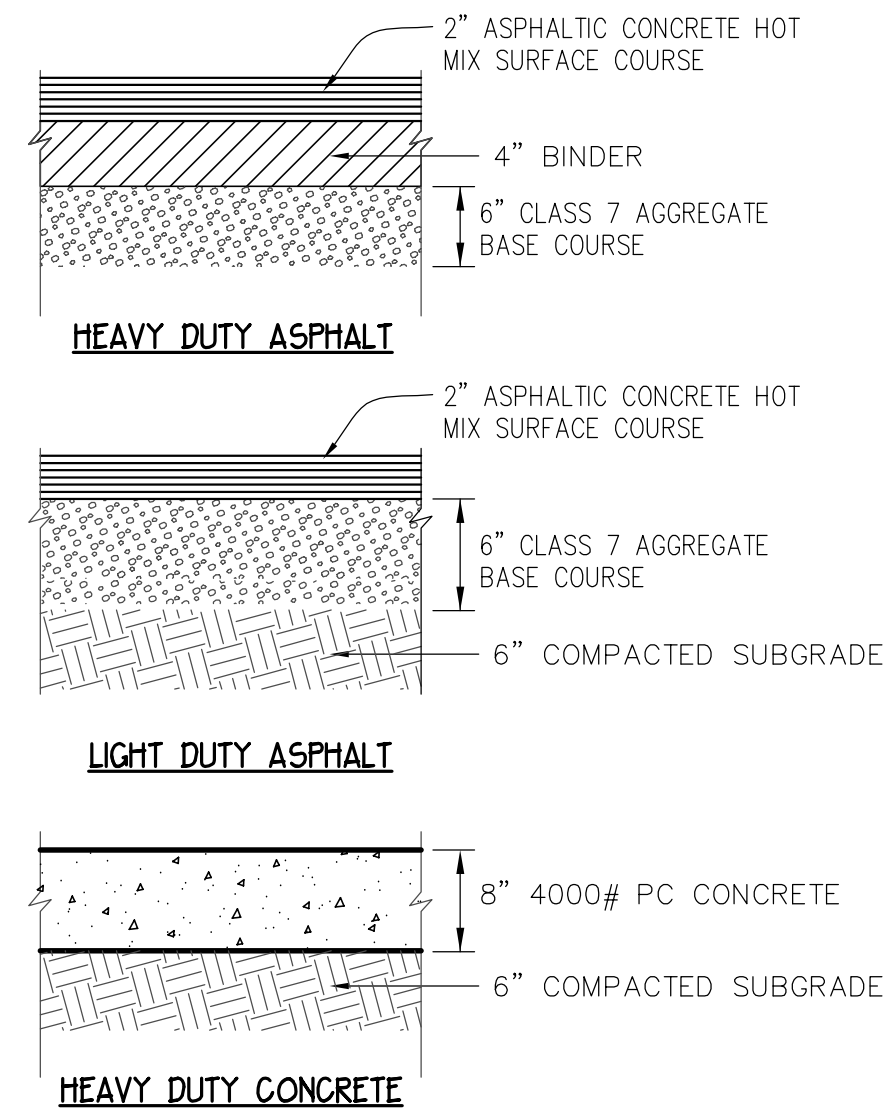
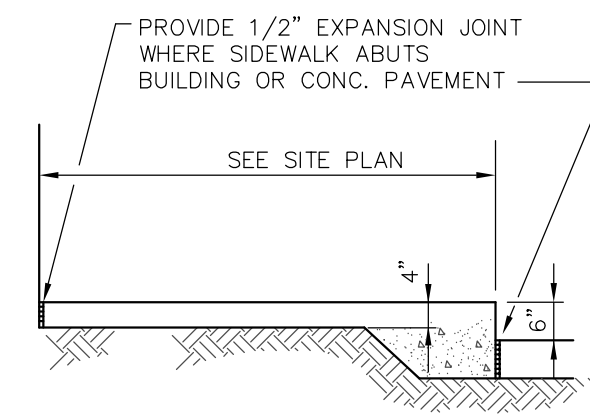
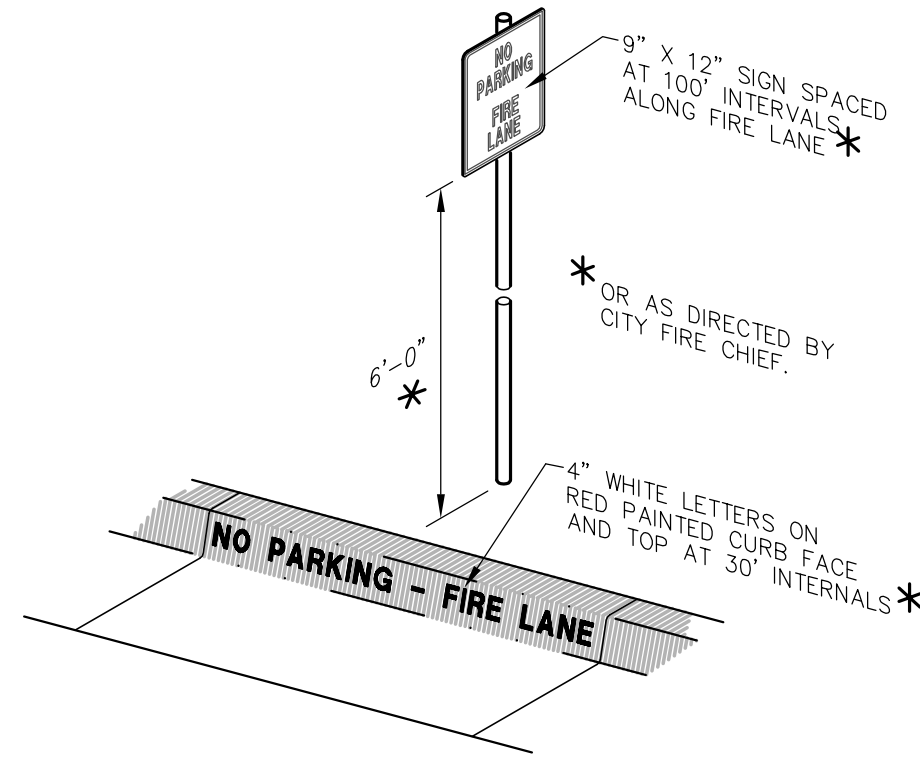
CONCRETE CLEANOUT PAD DETAIL

N.T.S.

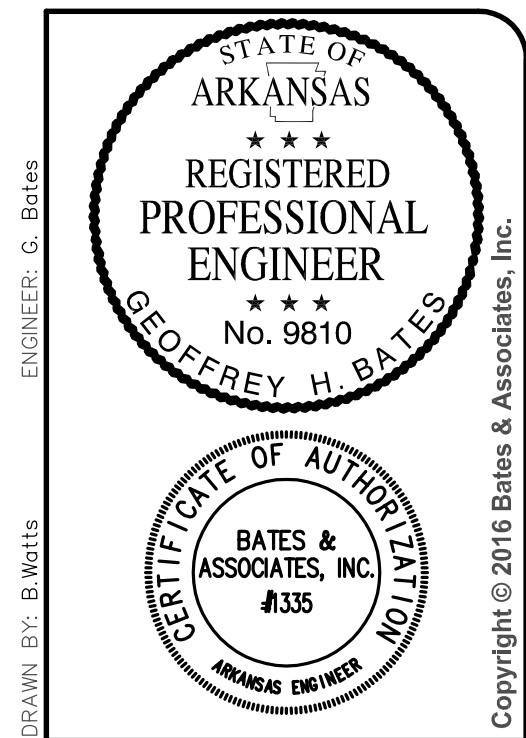


CURB AND GUTTER DETAILS

N.T.S.



- CONSTRUCTION EXIT NOTES**
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
 2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
 3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.



DATE	07-15-16
REVISIONS	
1st SUBMITAL	

7 BREW COFFEE CIVIL CONSTRUCTION PLANS SITE DETAILS

ROGERS, ARKANSAS



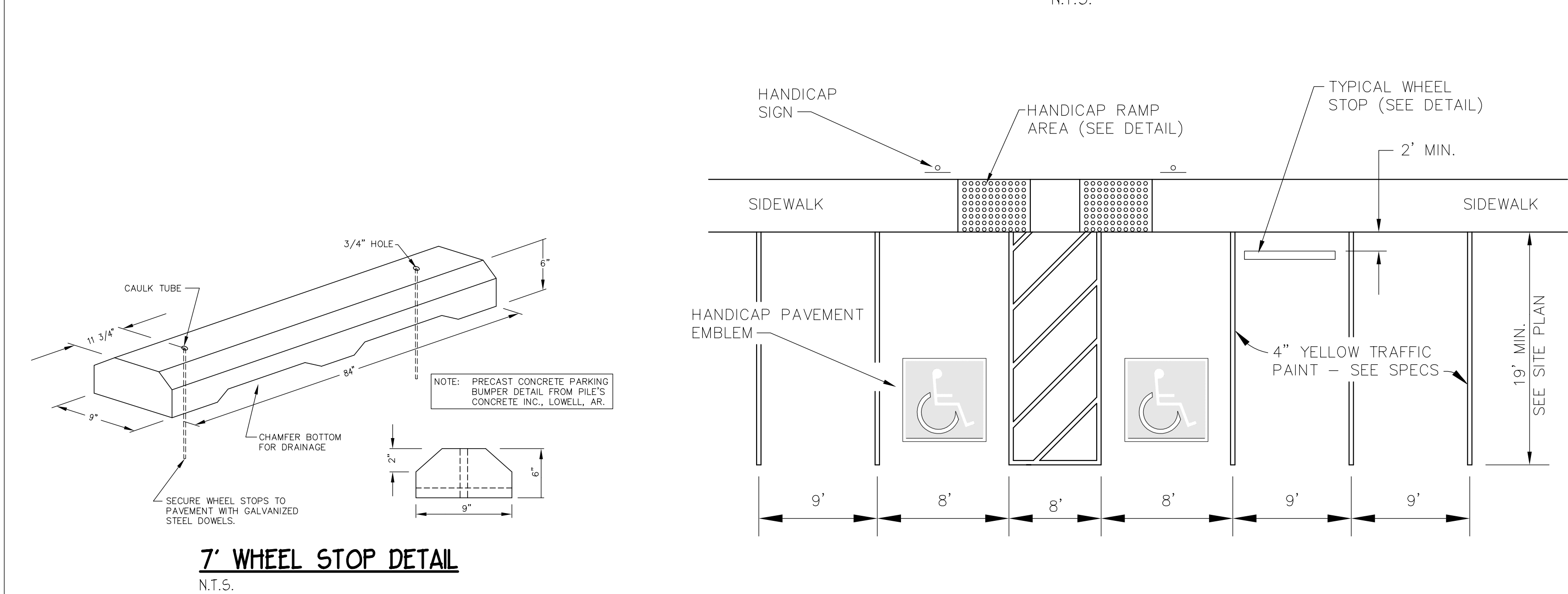
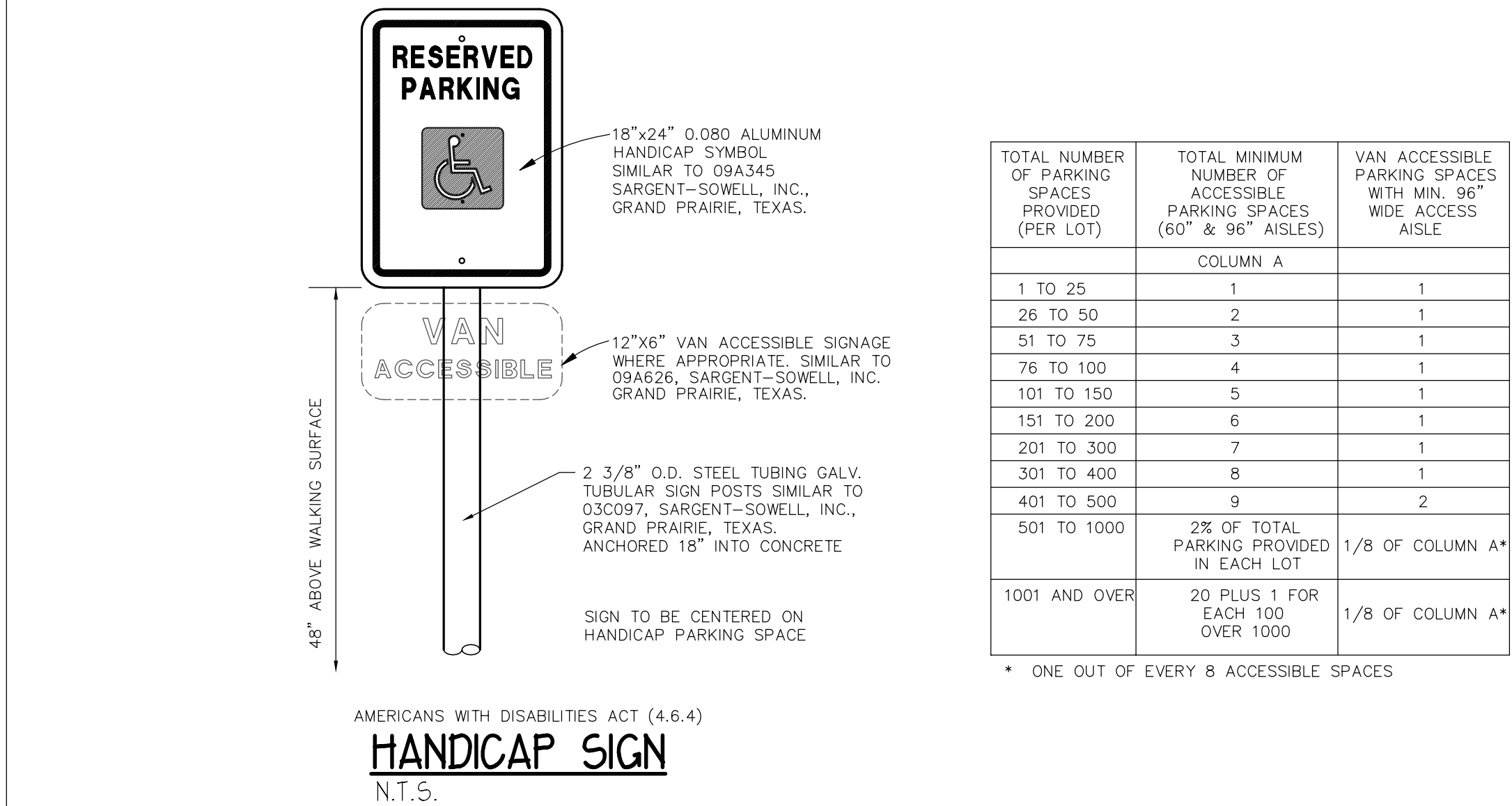
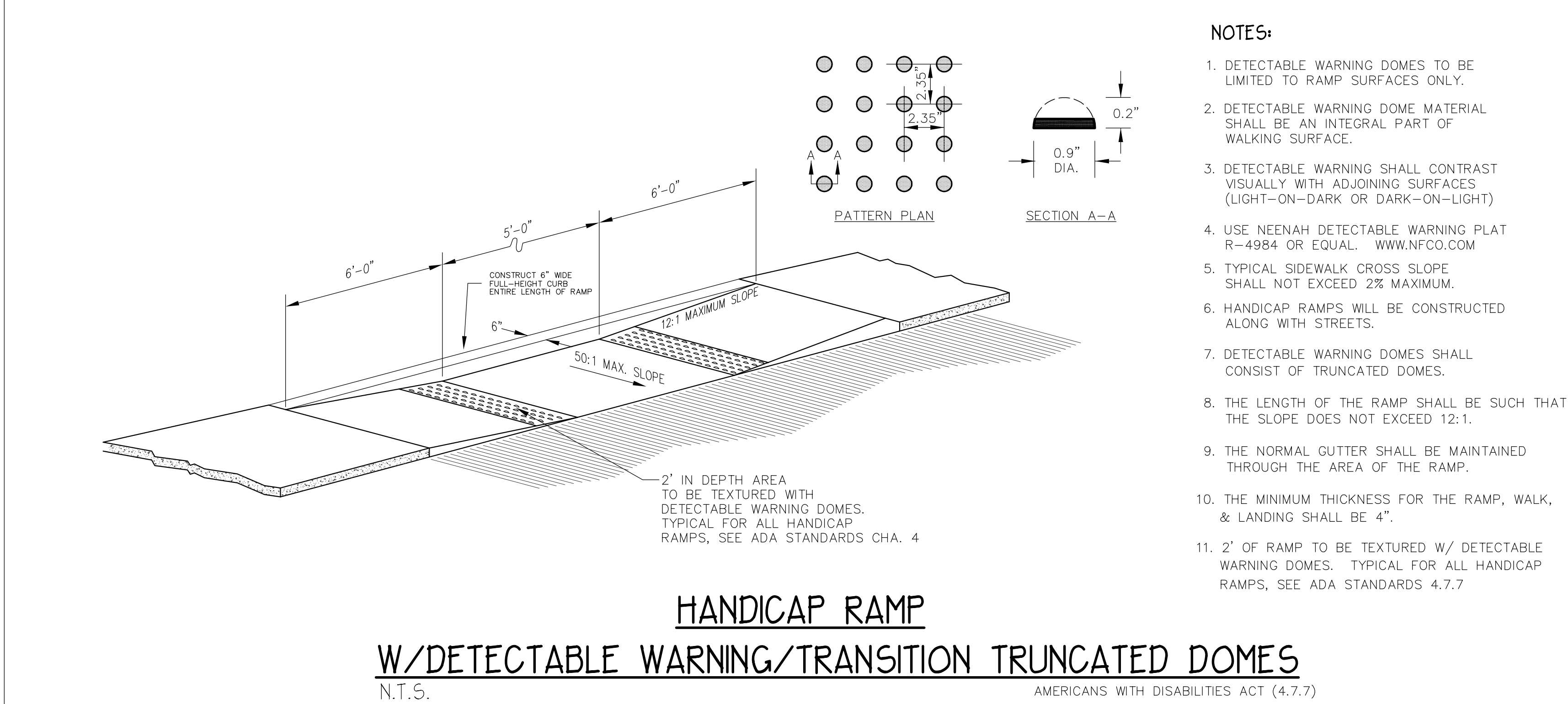
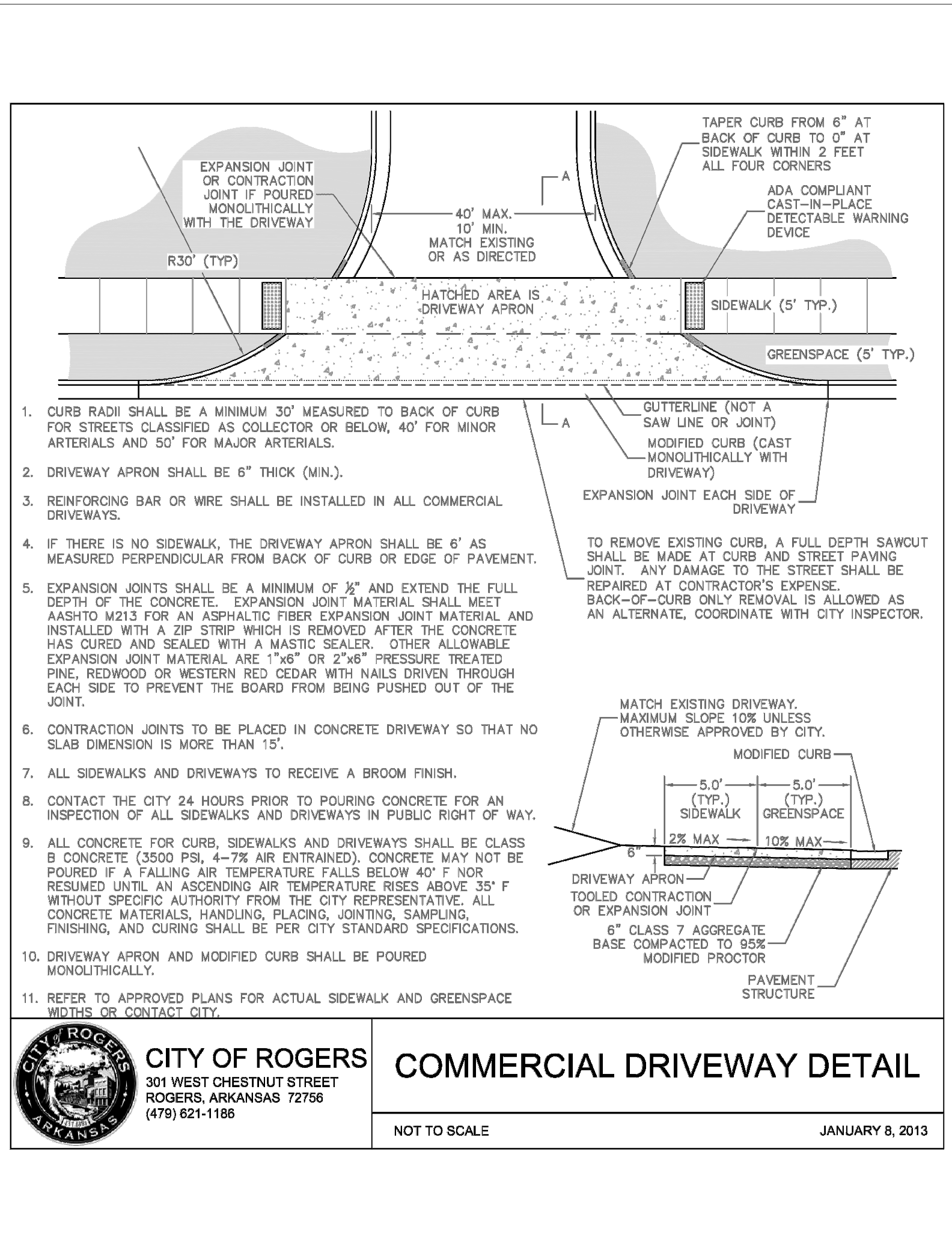
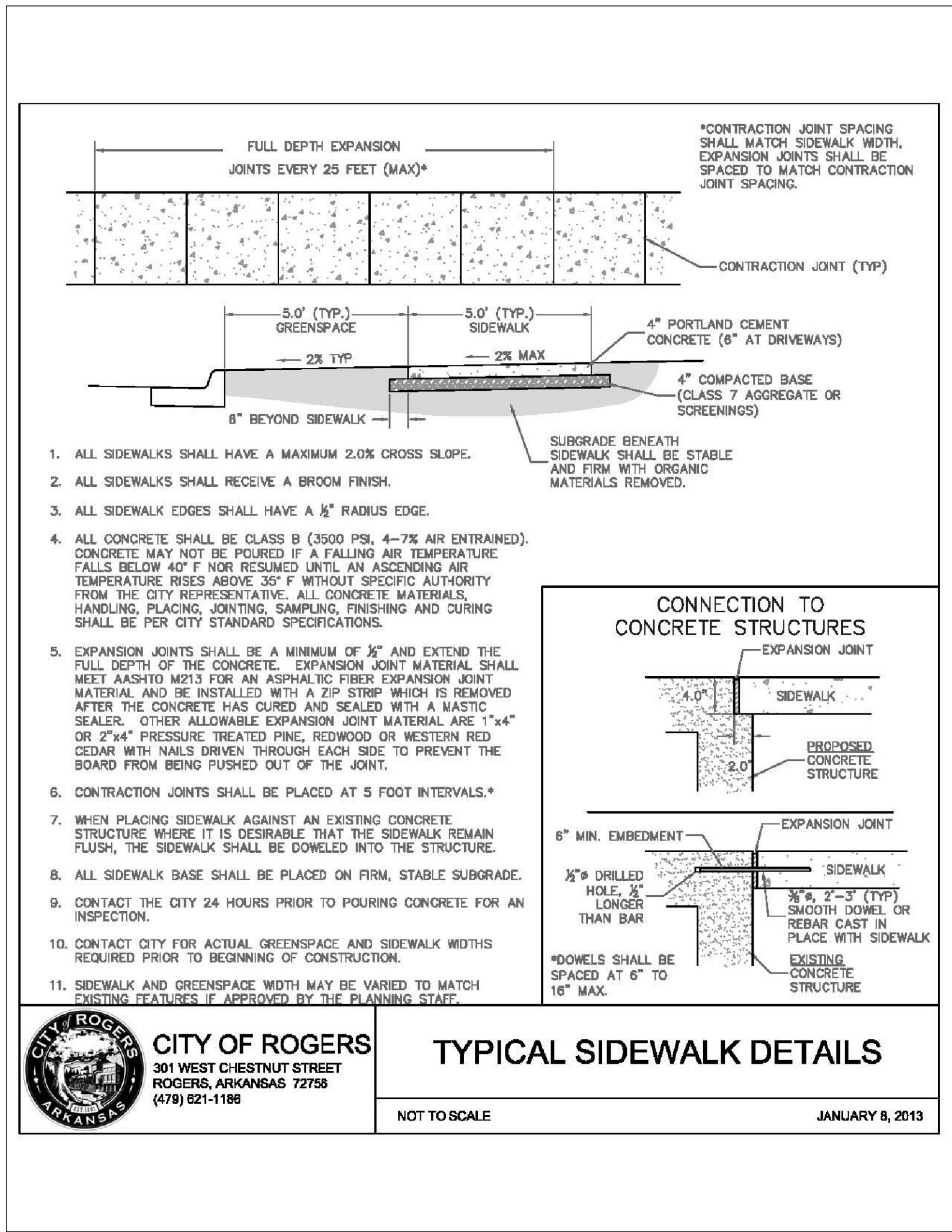
7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350
www.tbatesinc.com
Civil Engineering & Surveying

PROJECT NO

DRAWING NO

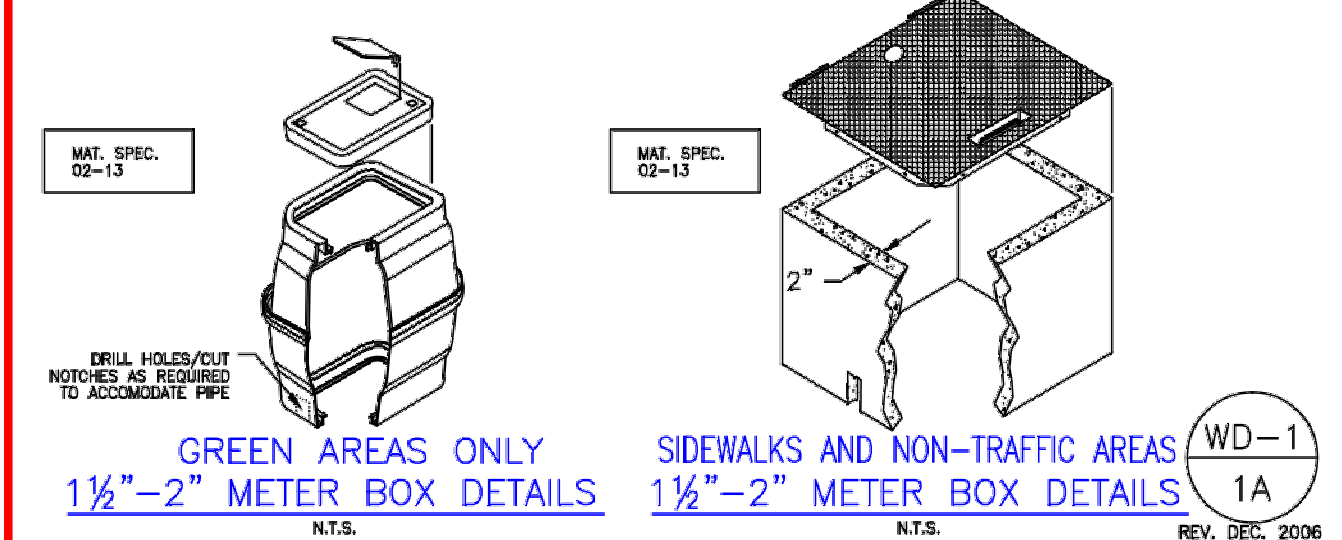
05

16-151

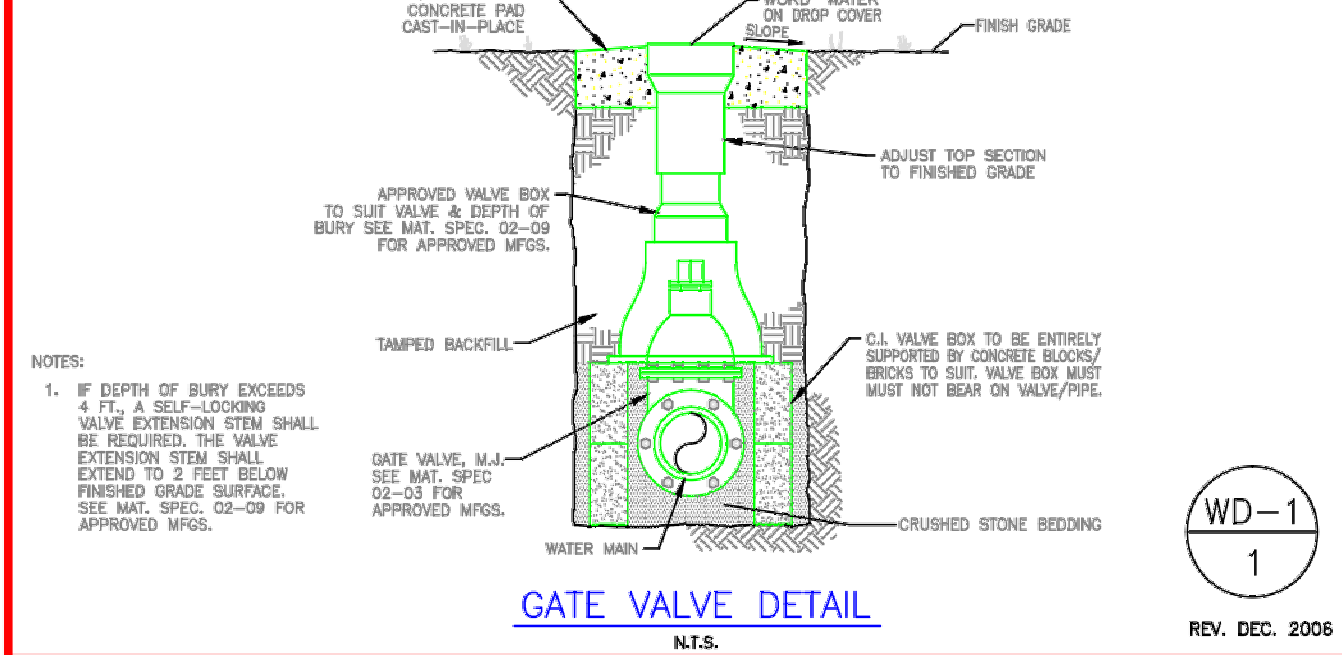


DATE	07-15-16
REVISIONS	
1st SUBMITAL	

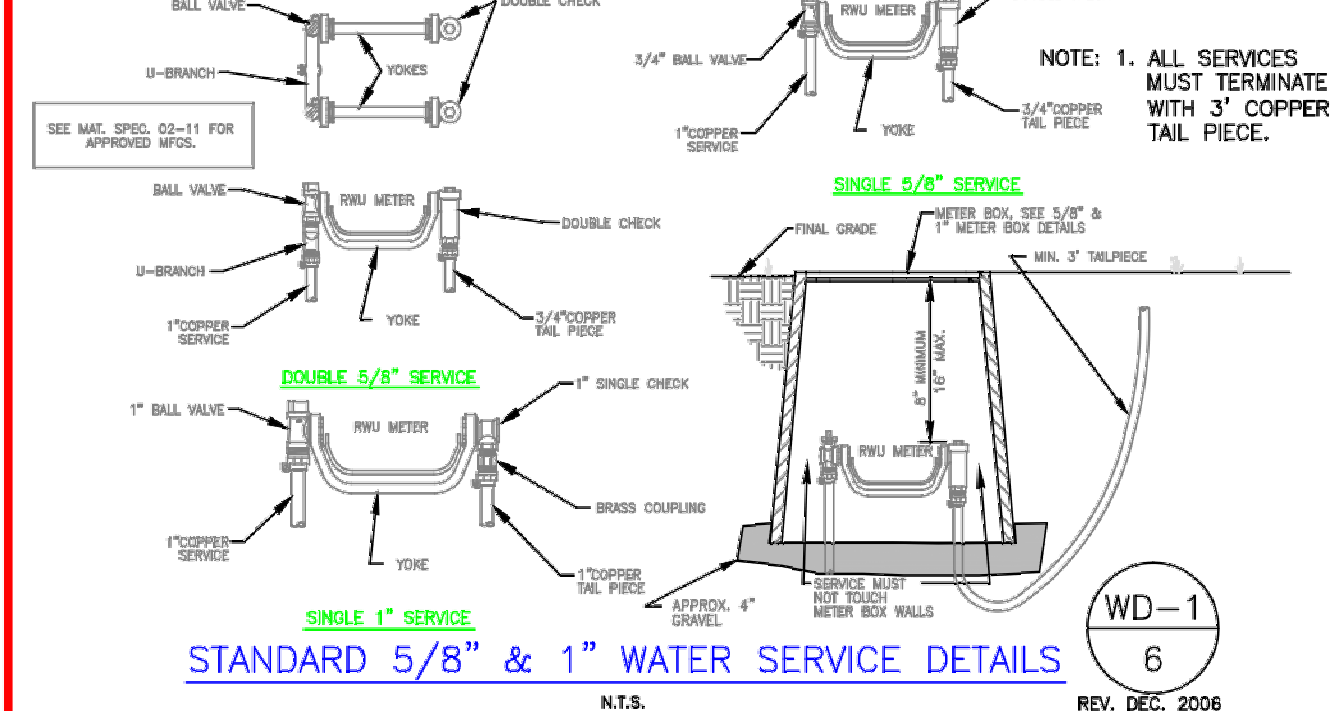
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



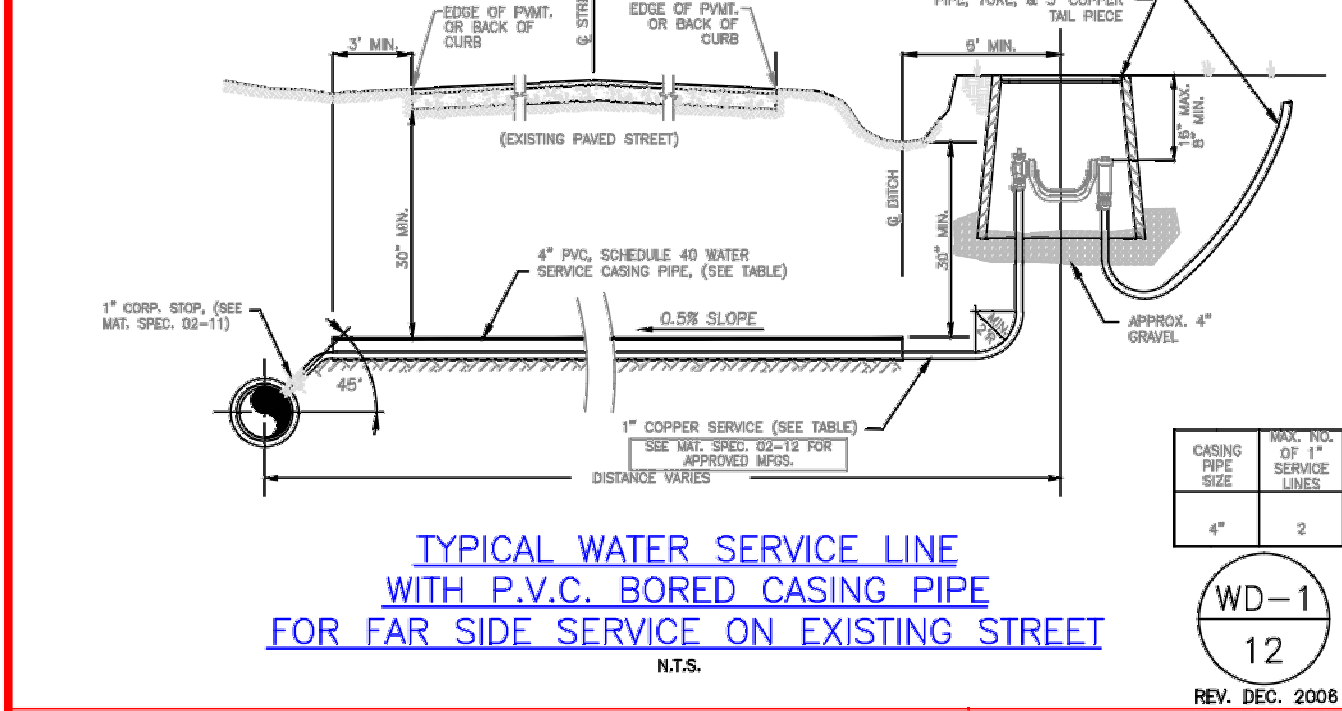
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



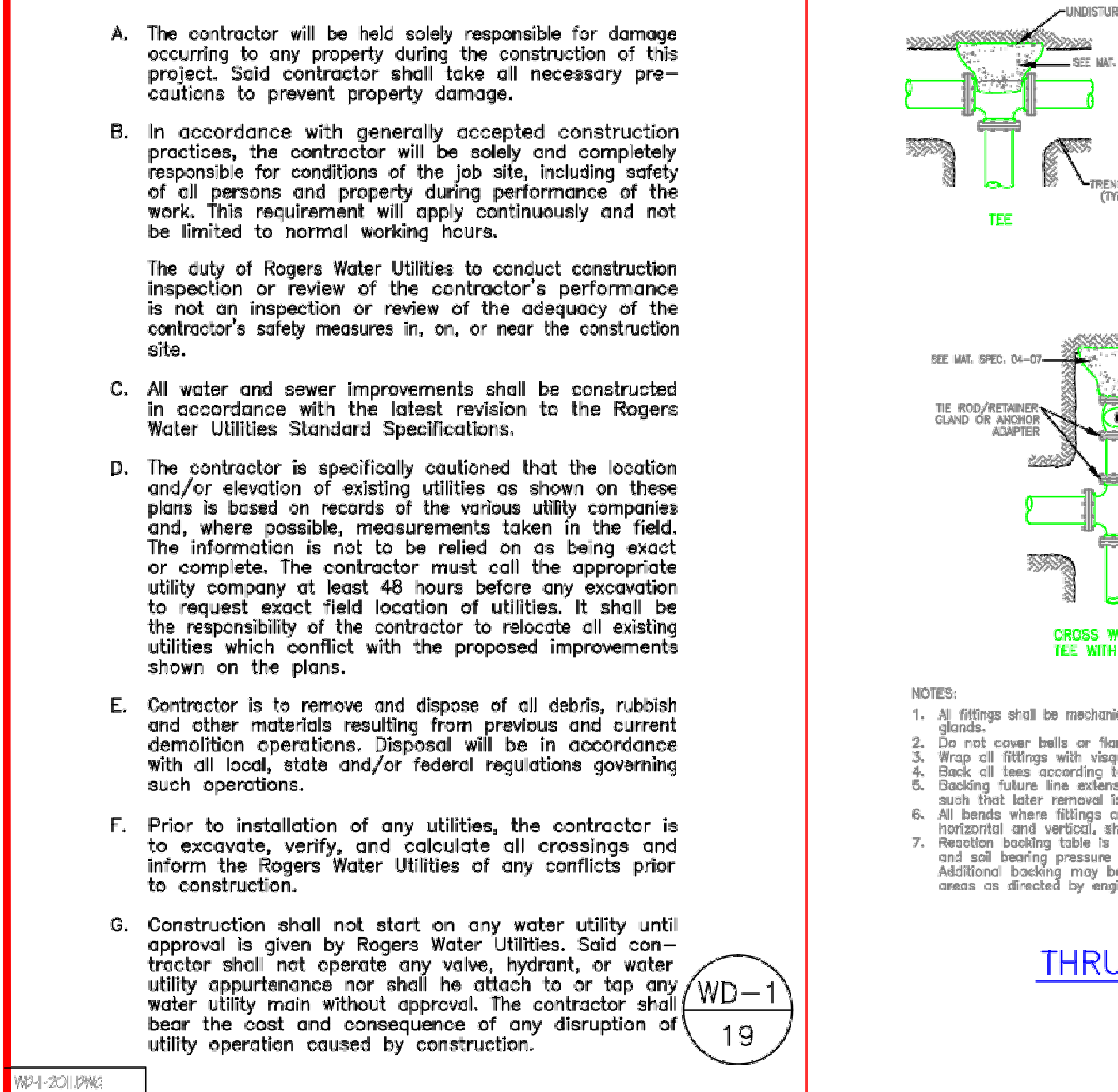
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



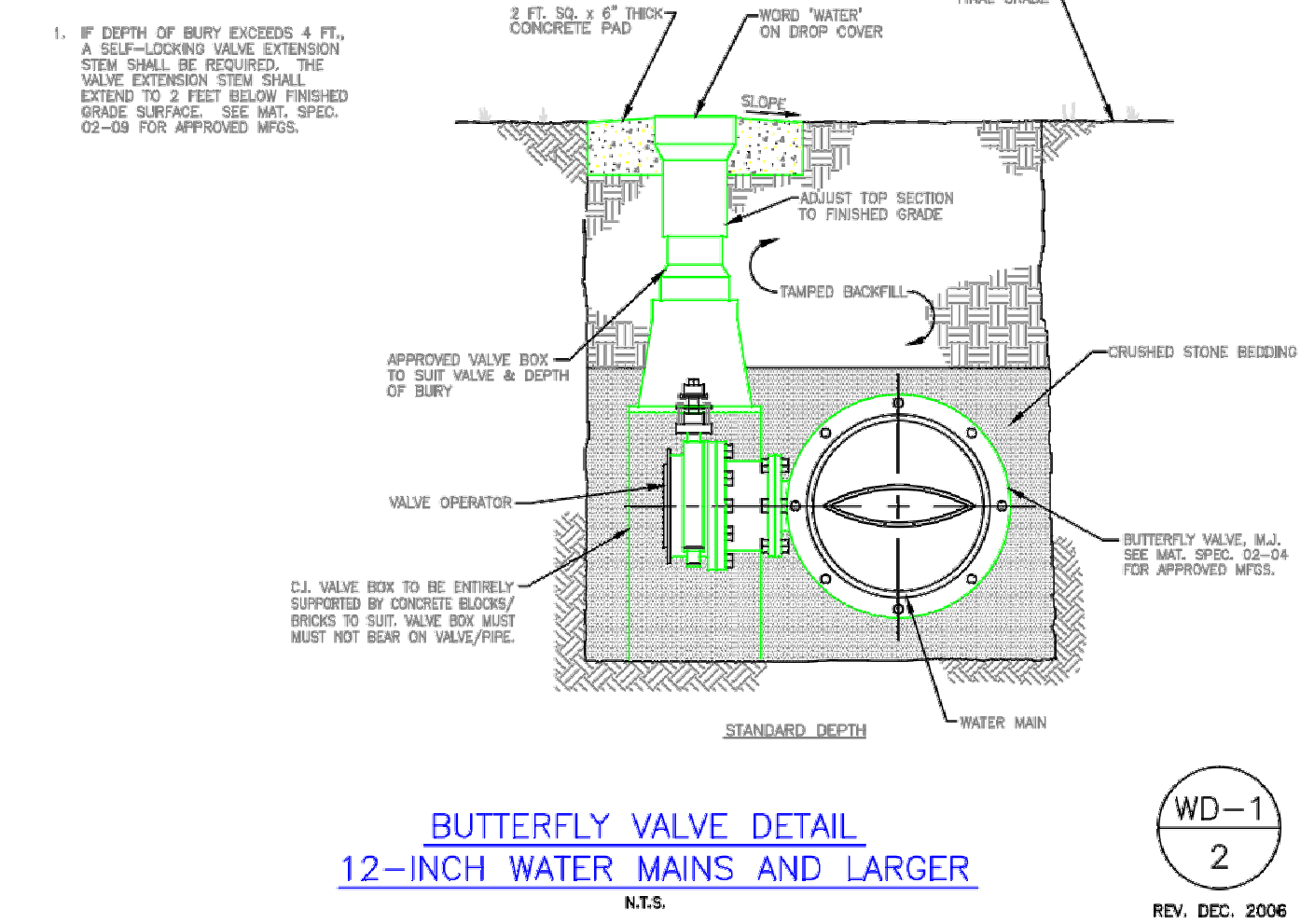
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



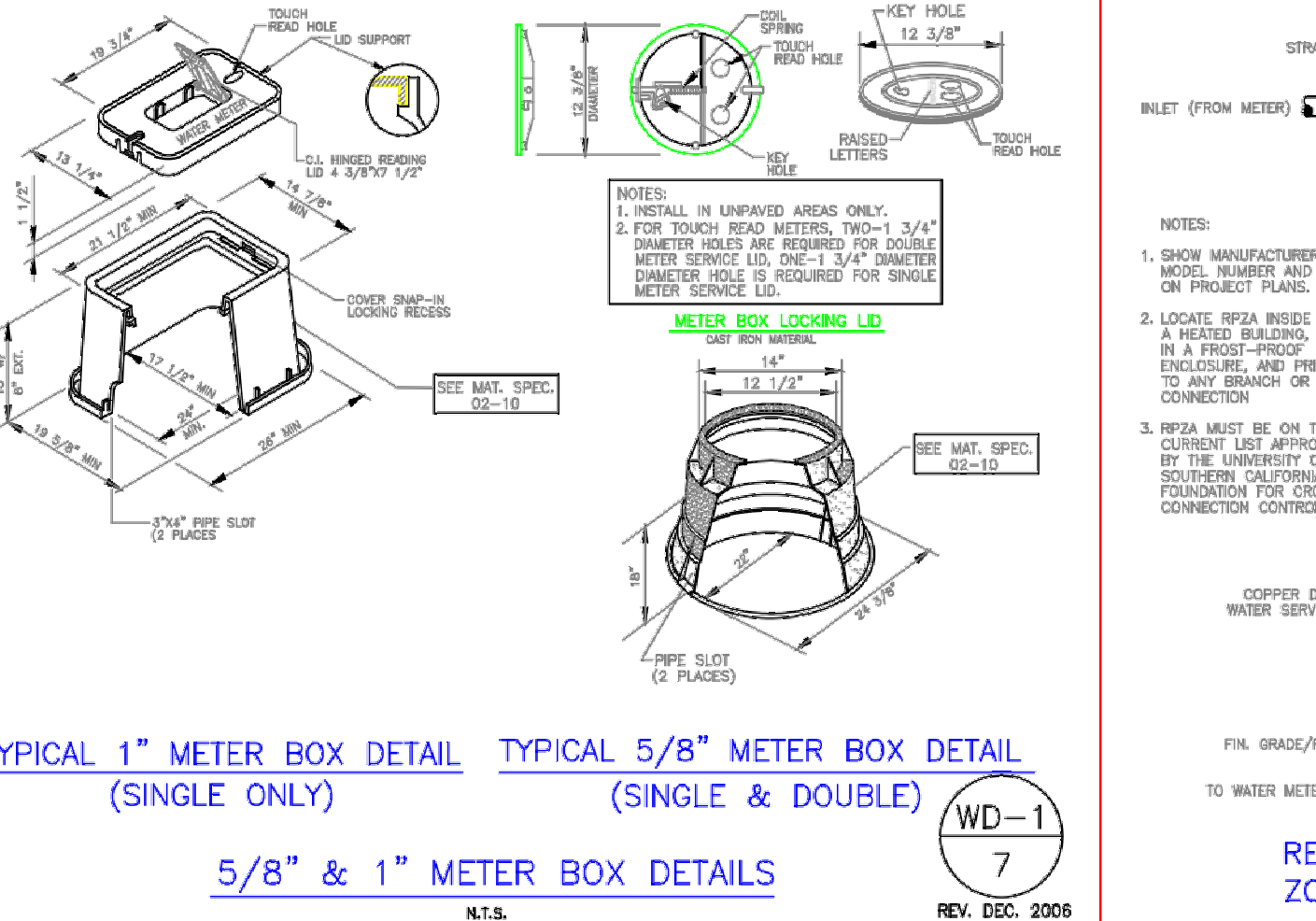
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



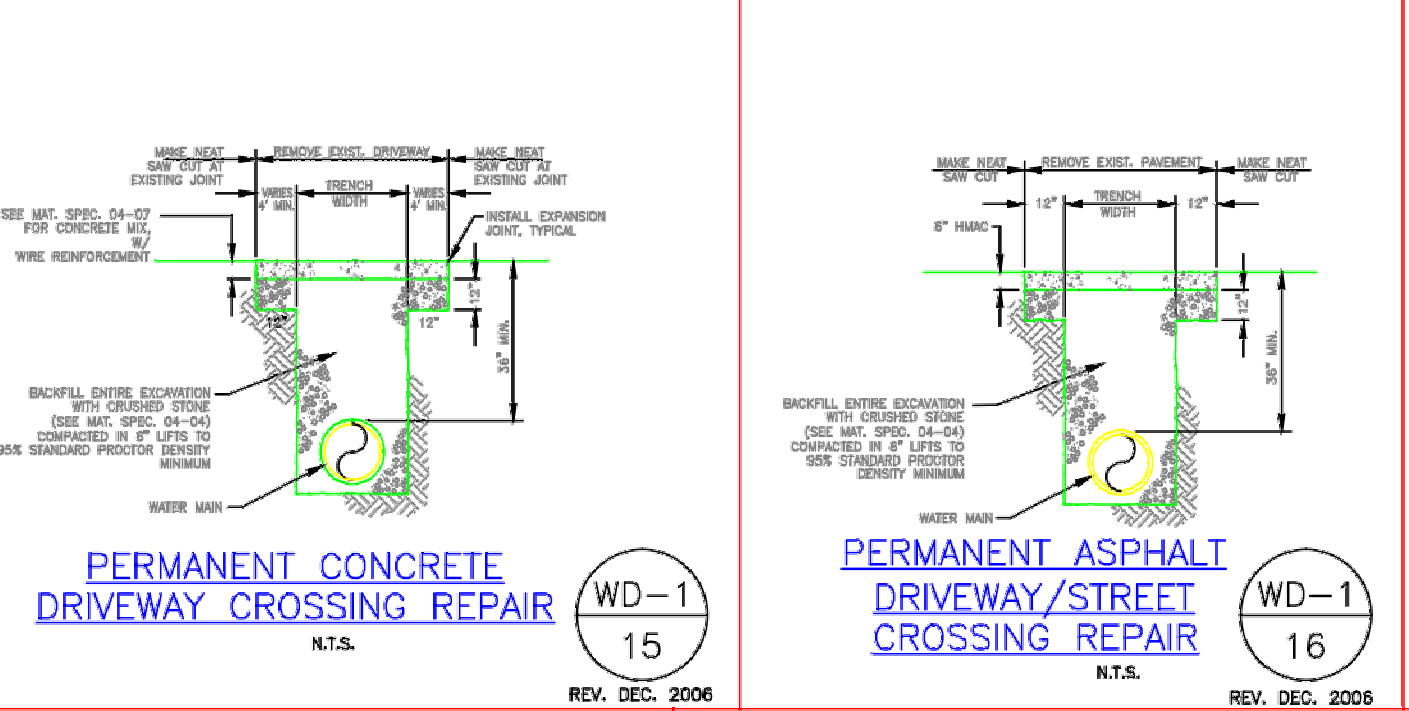
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



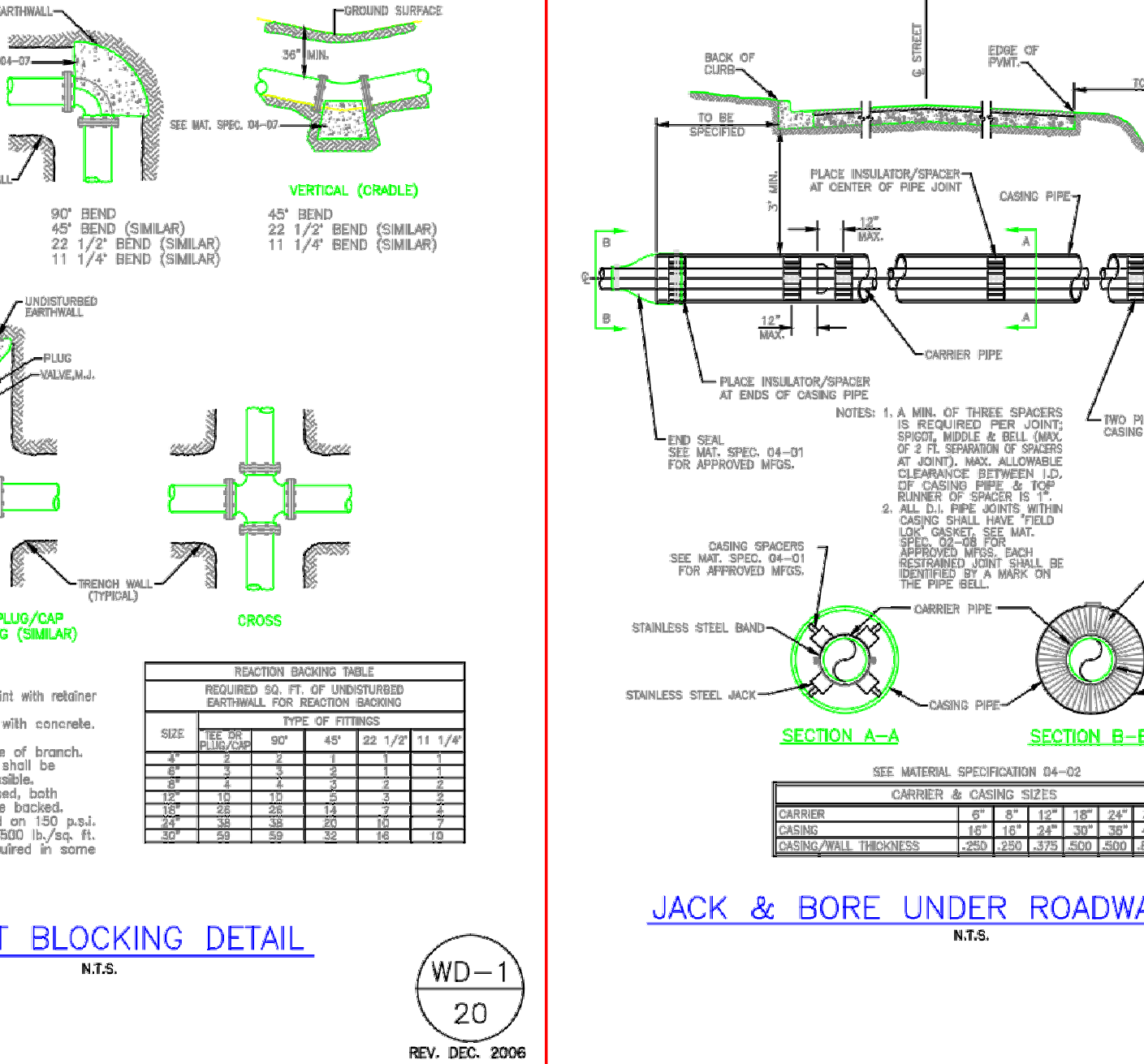
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



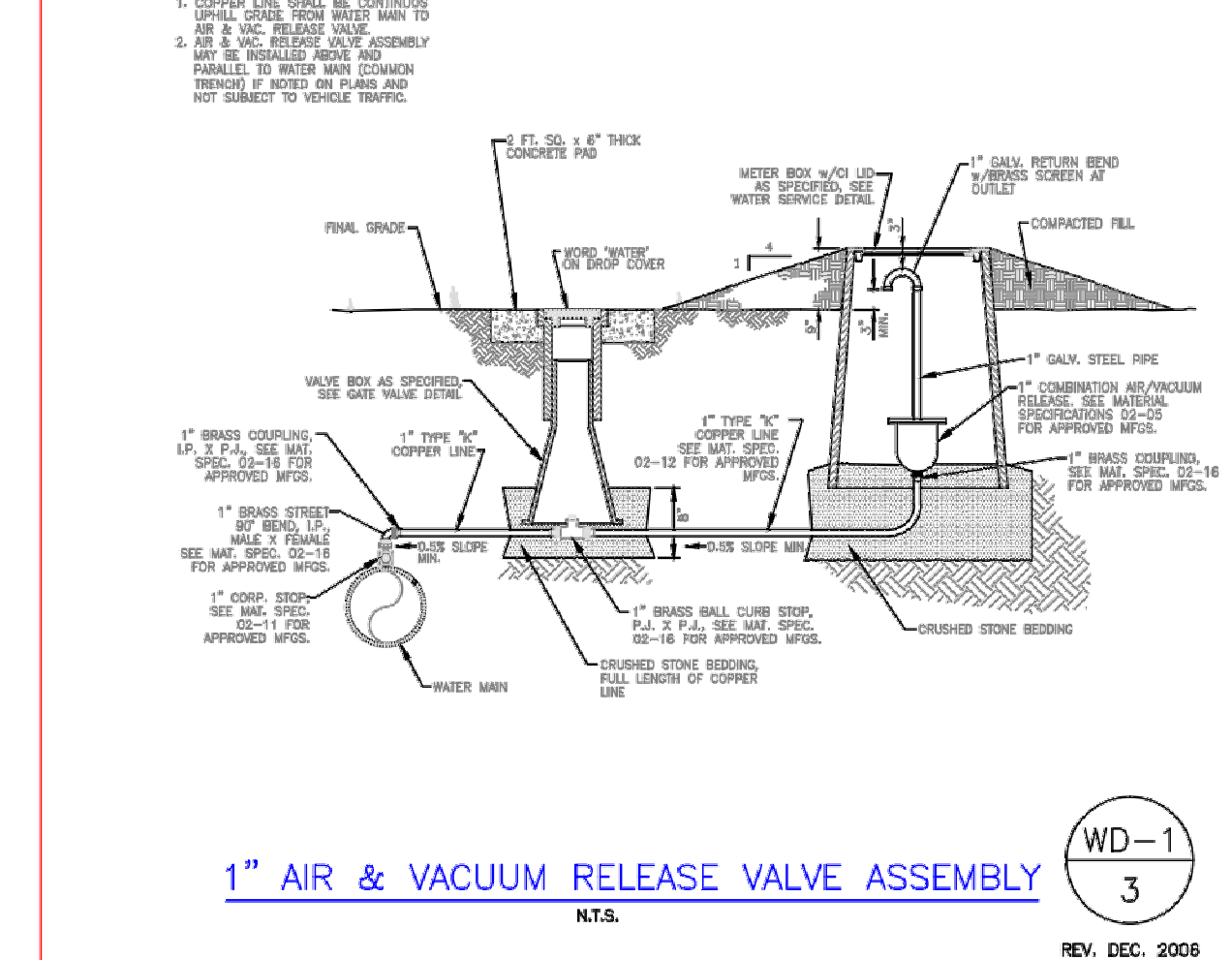
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



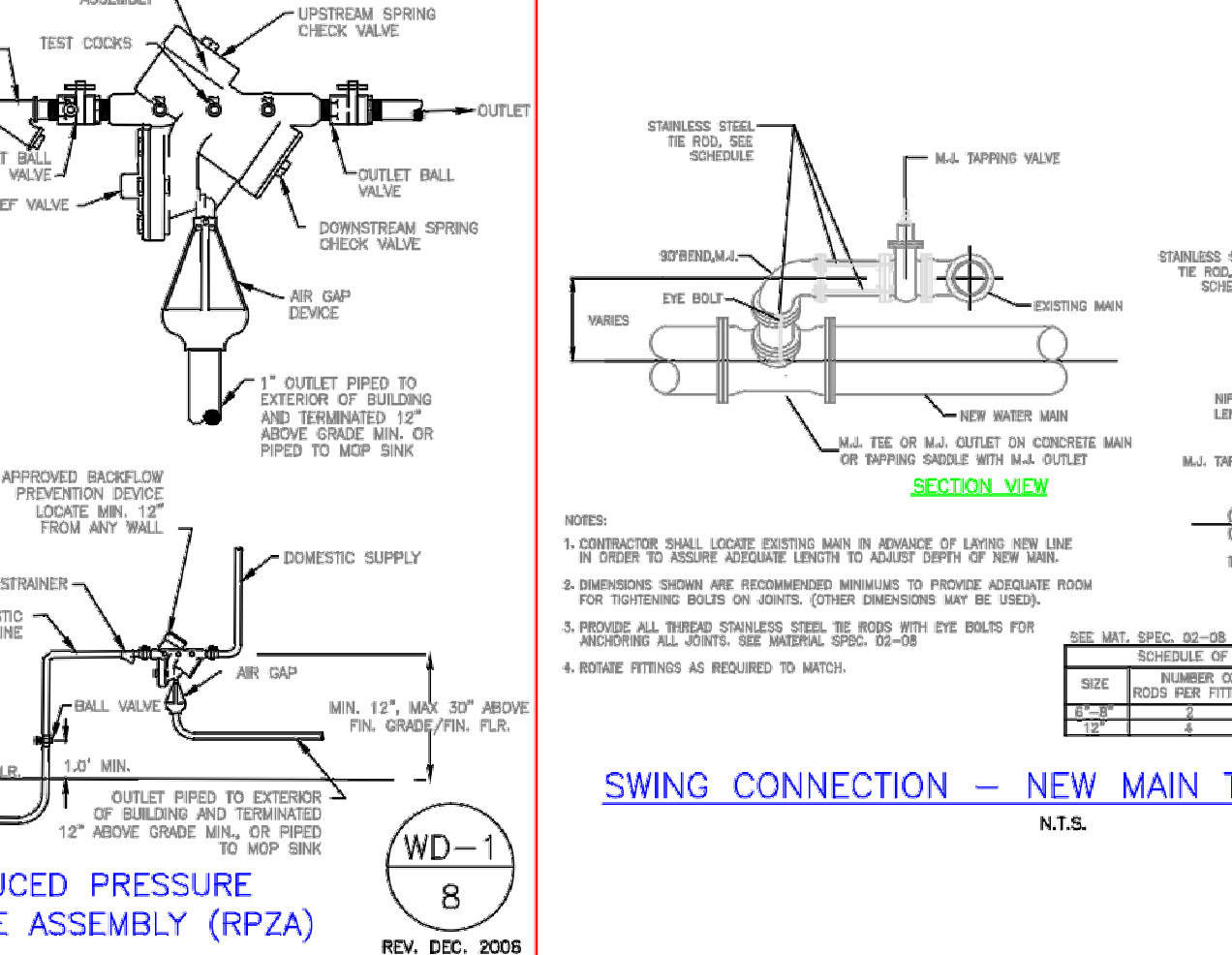
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



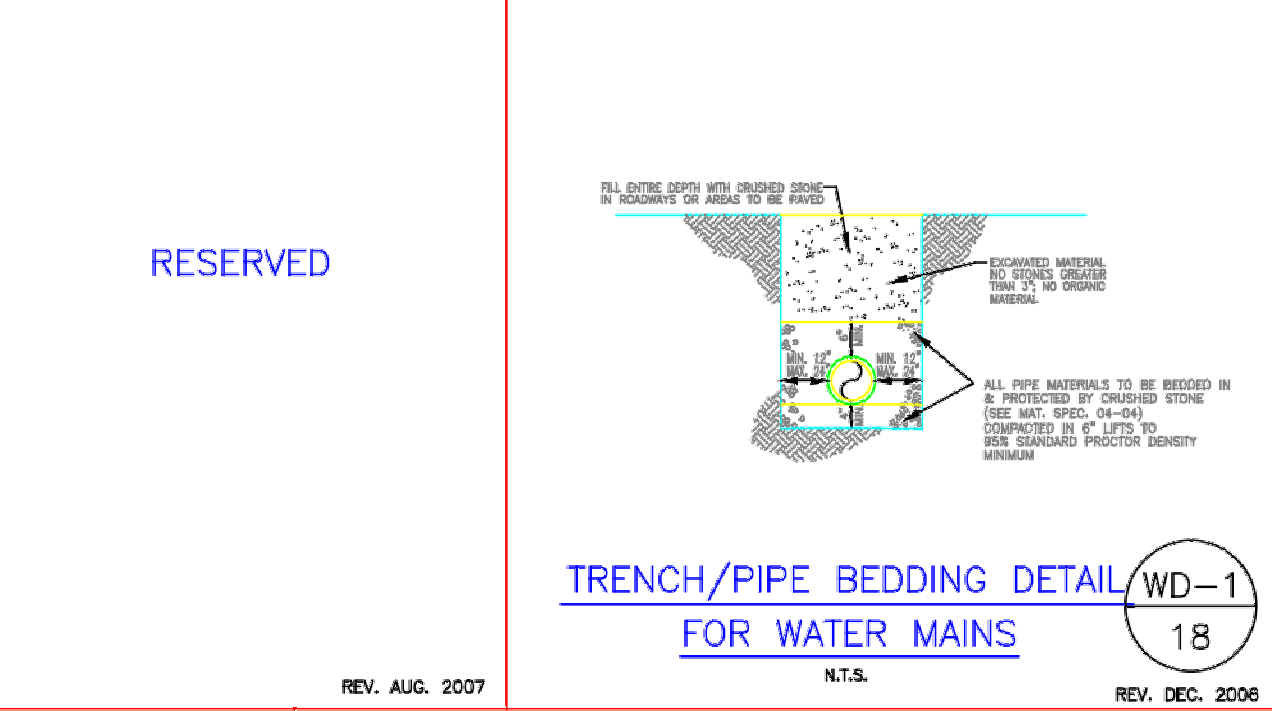
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



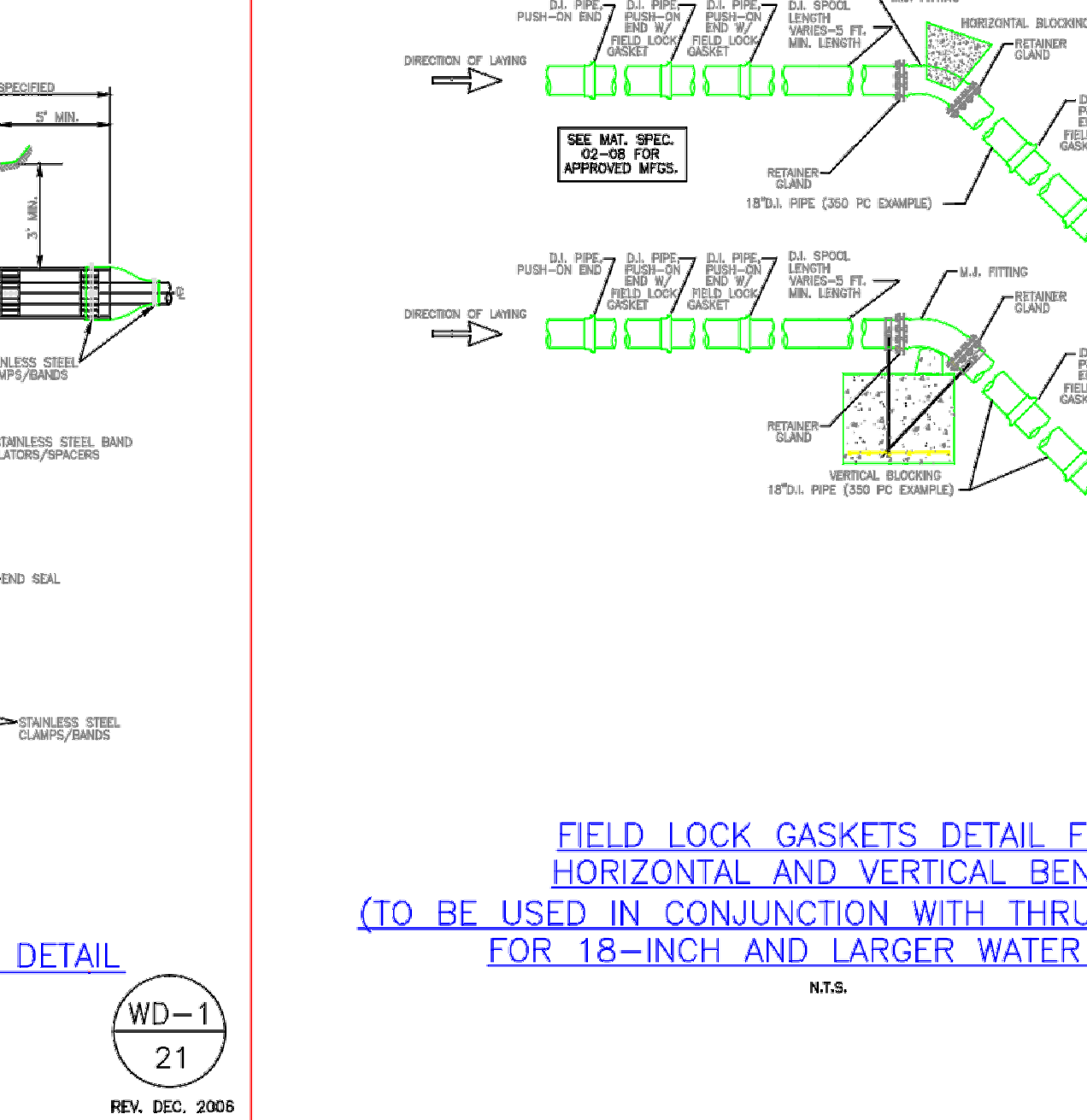
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



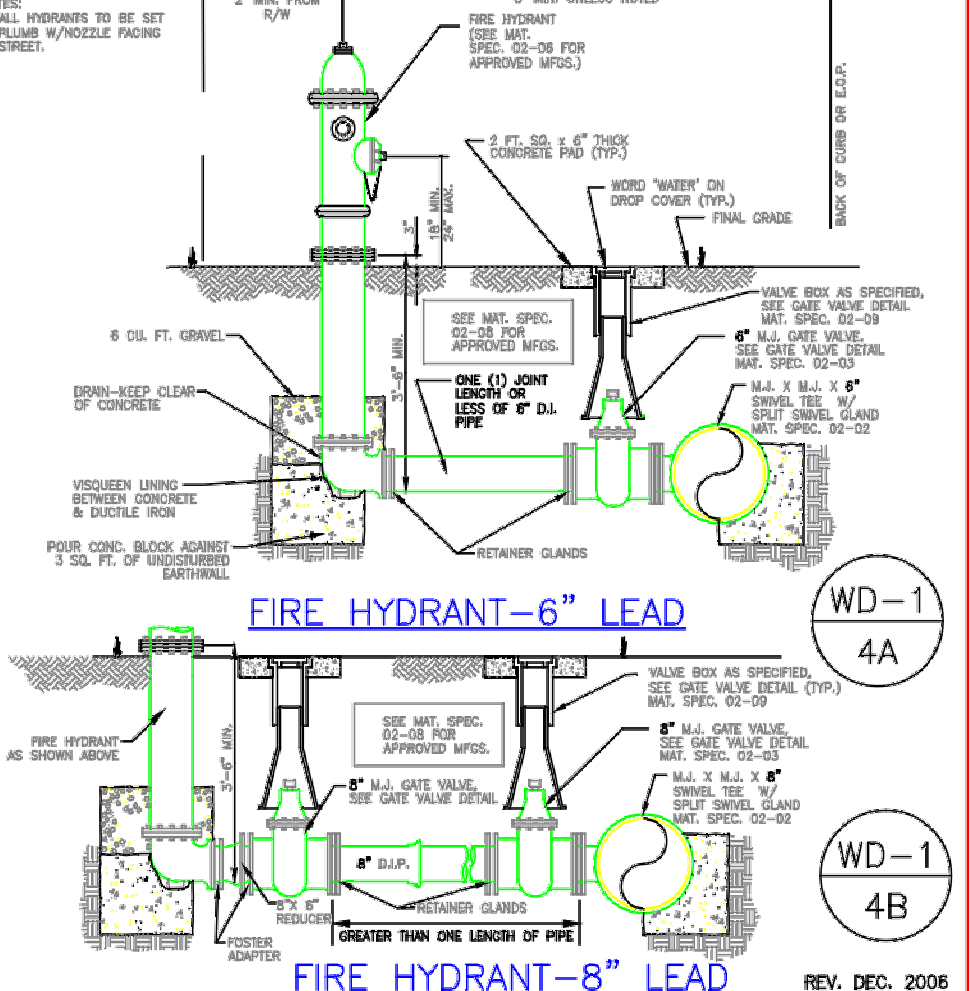
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



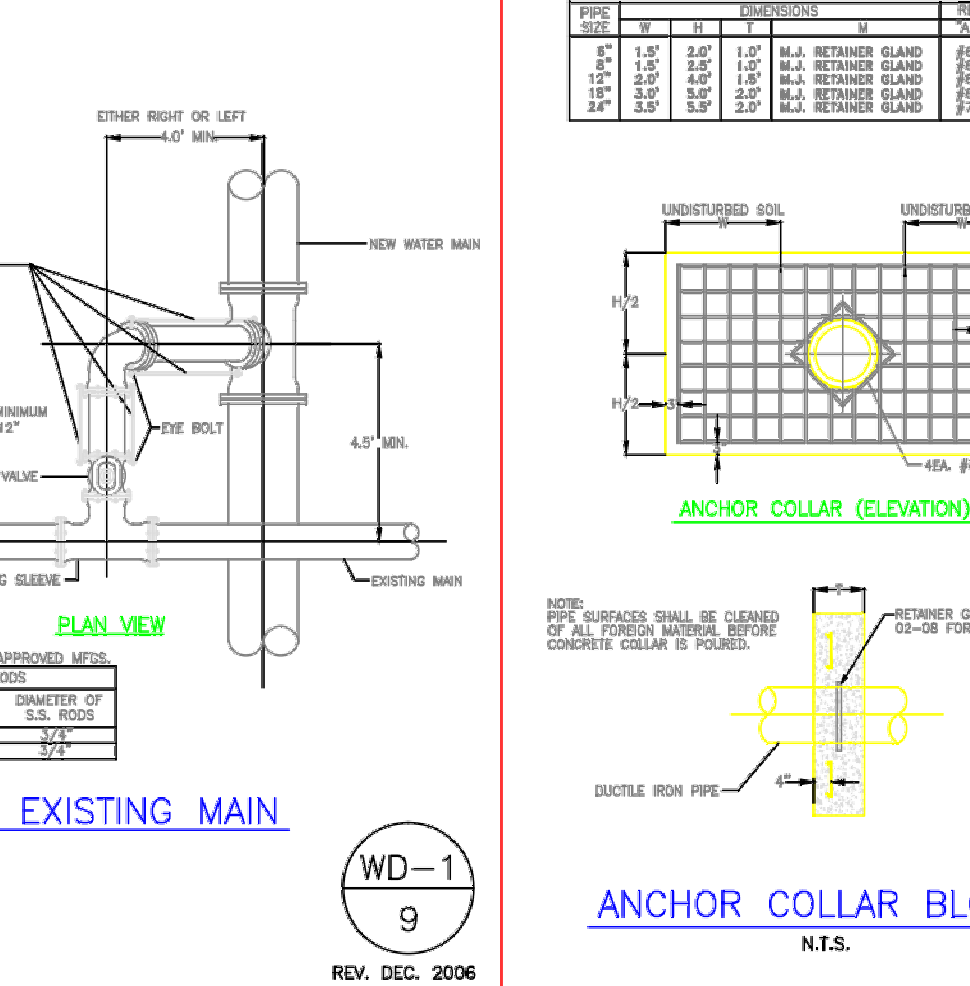
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



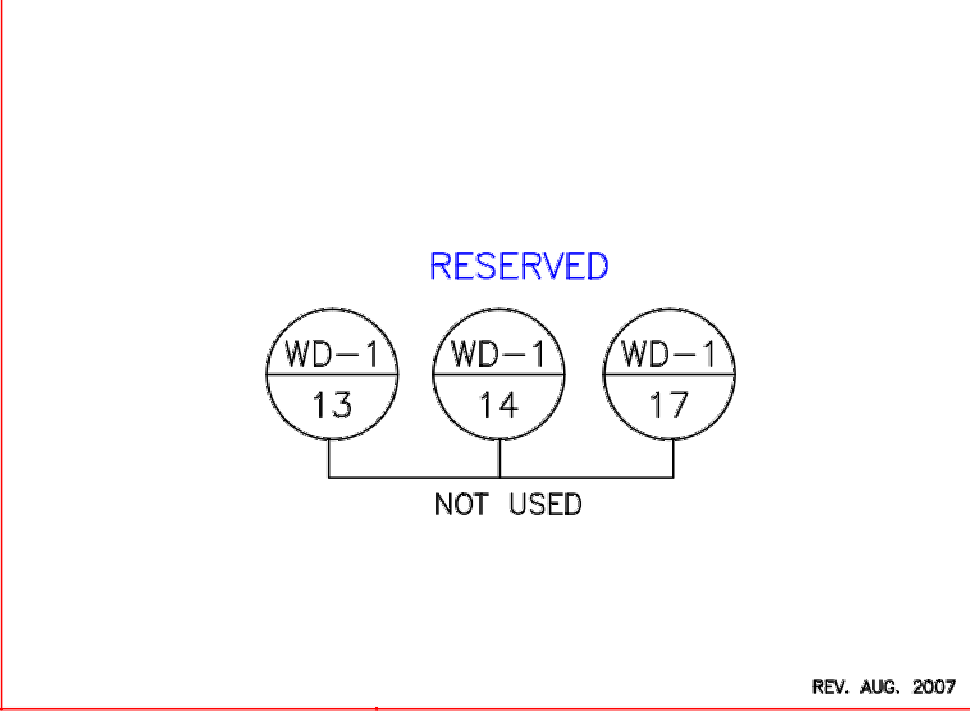
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



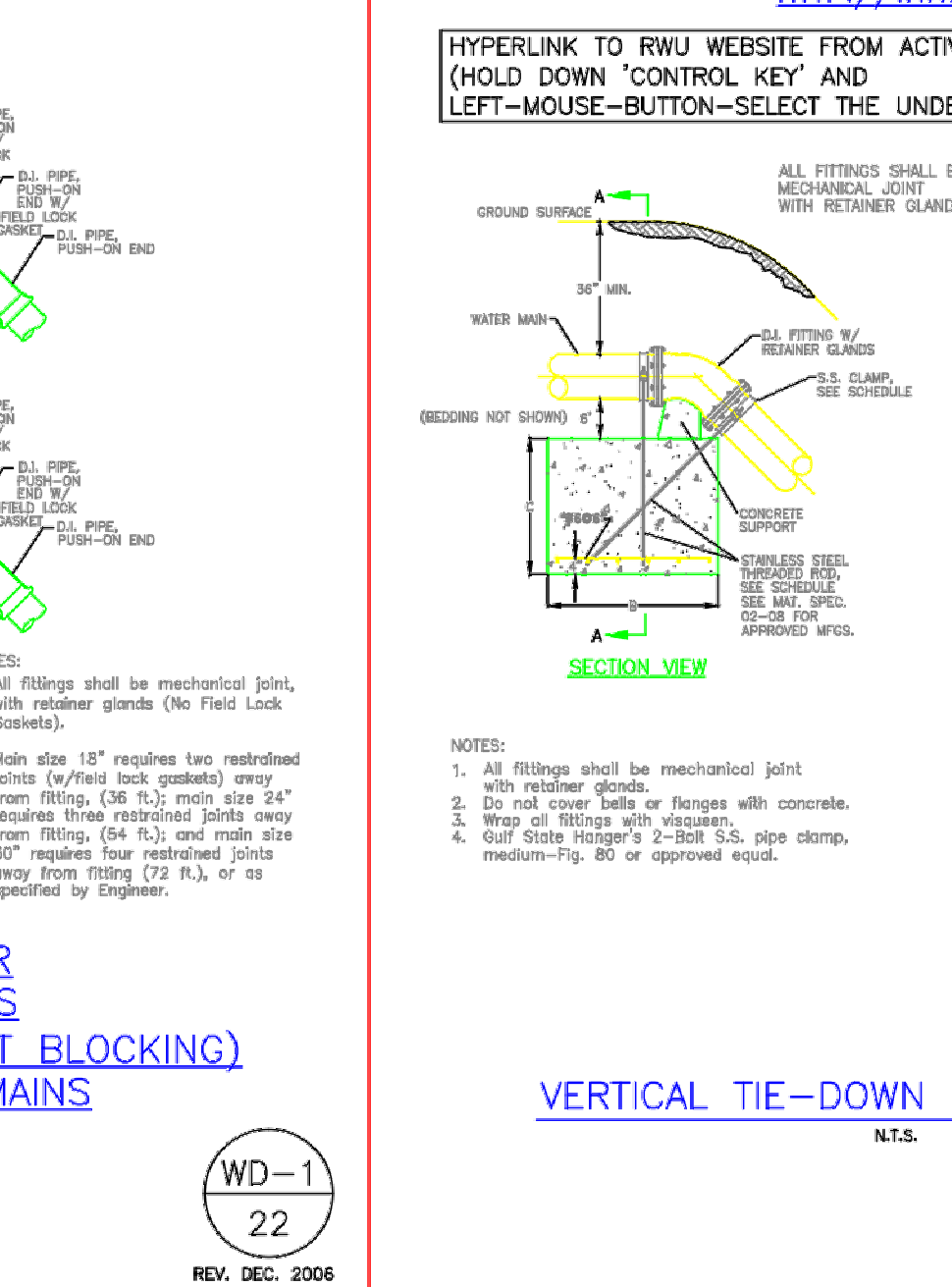
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



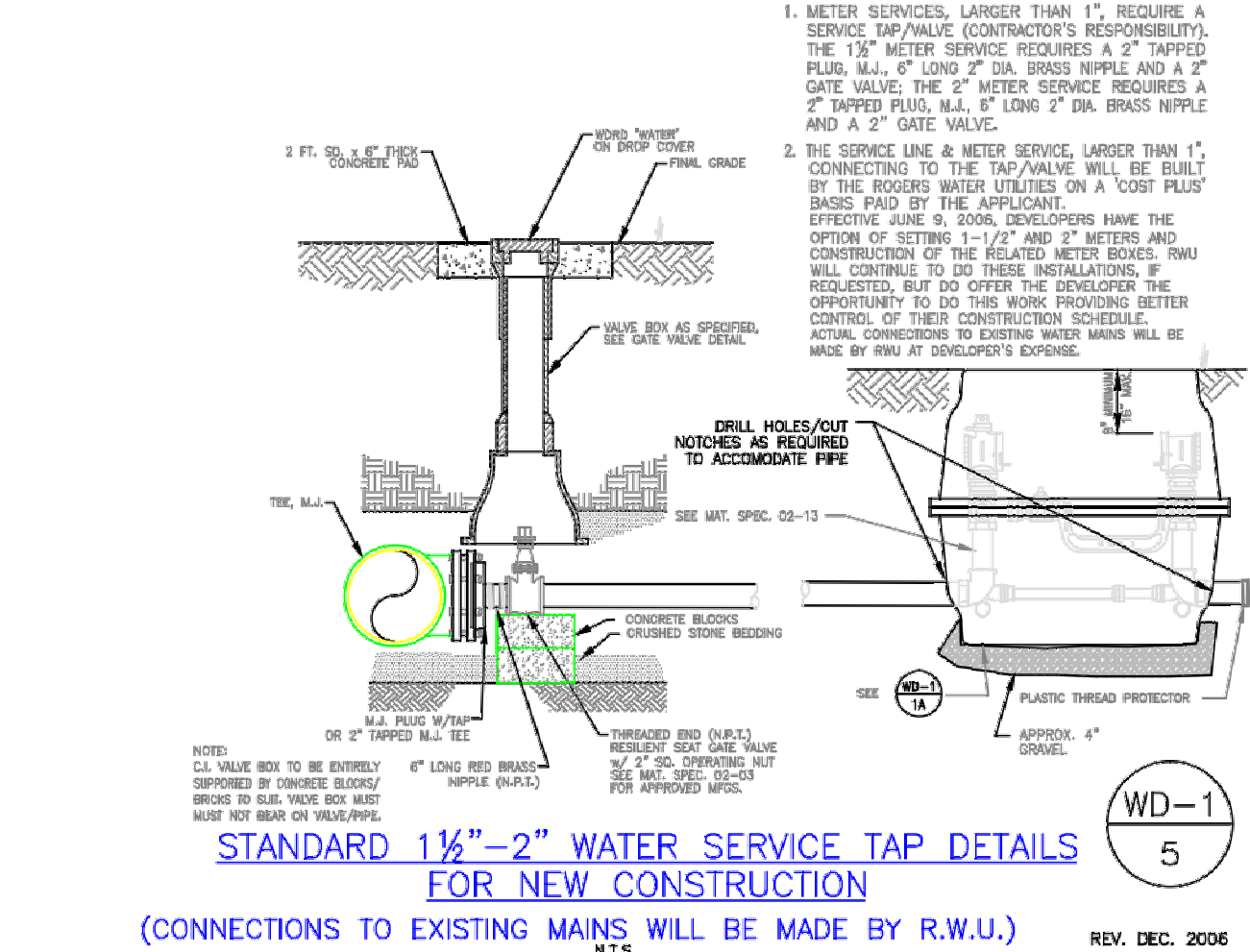
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



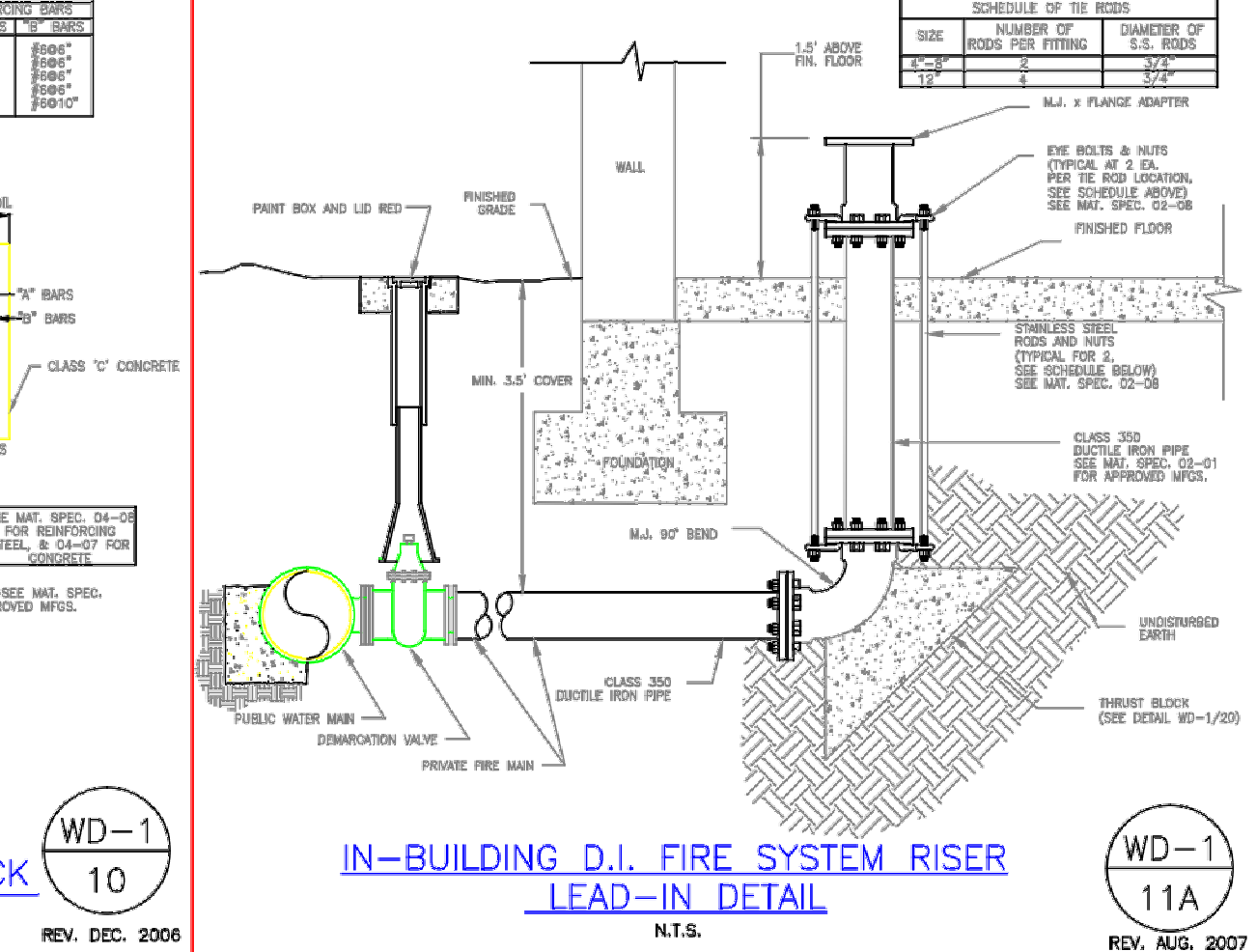
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



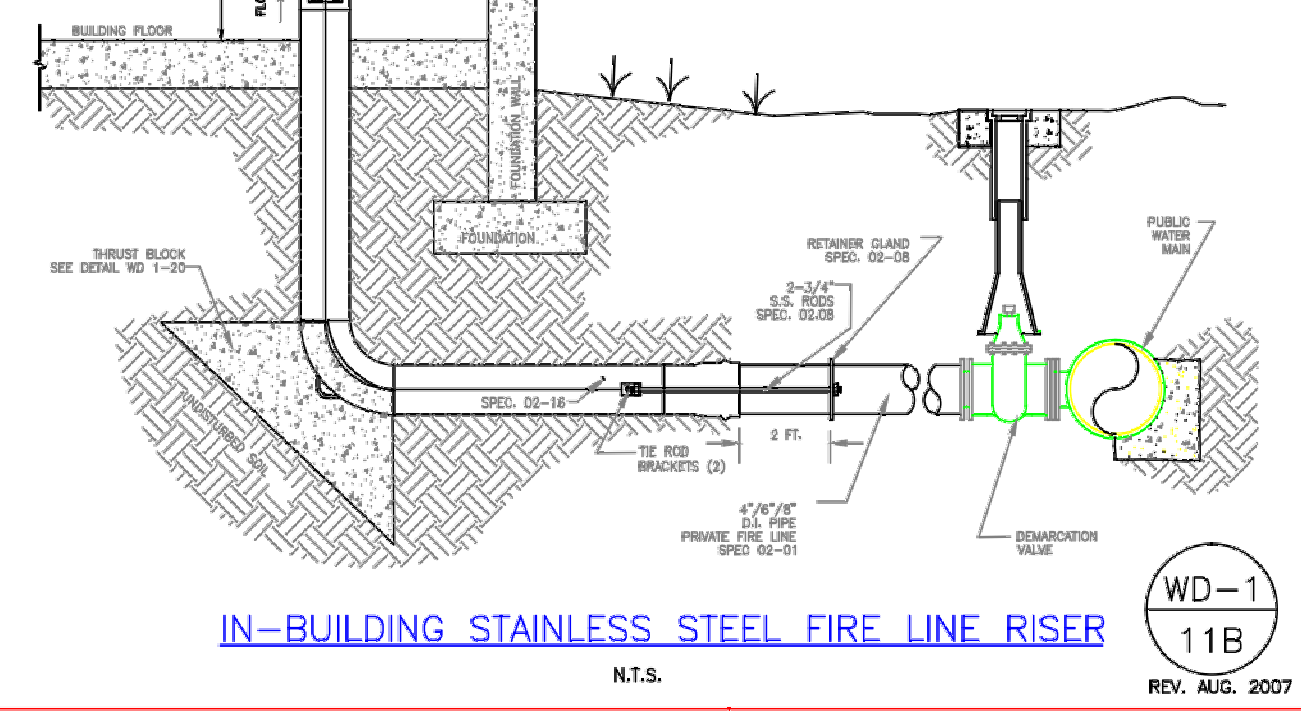
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



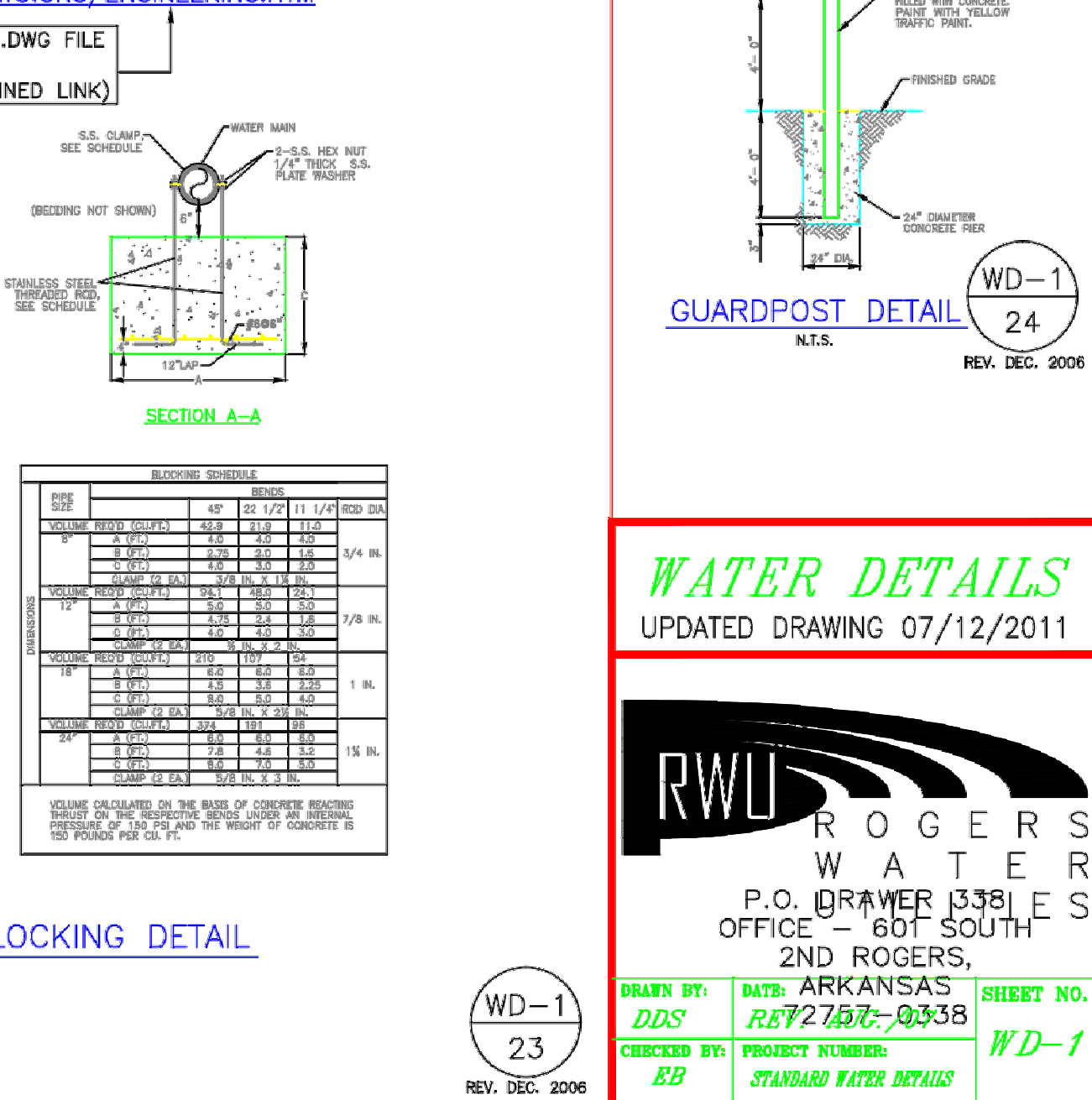
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



WATER DETAILS
UPDATED DRAWING 07/12/2011

RWU ROGERS WATER
P.O. DRAWER 338
OFFICE - 601 SOUTH
2ND ROGERS,
ARKANSAS
72701-0338

DRAWN BY: **DD** DATE: **07/12/2011** SHEET NO. **WD-1**
CHECKED BY: **BB** PROJECT NUMBER: **STANDARD WATER DETAILS**




WD-2
1

WD-2
6

Diagram illustrating the components and connections of a fire hydrant assembly:

- EXISTING SEE AND VALUE OF PROPOSED TURNING GEAR AND TURNING GEAR SEE MAP SPEC. GS-07
- EXISTING PUBLIC WATER MAIN
- MIN. 8" D.I.P. WATER MAIN
- WATER METER, SEE DETAIL NC-1/4, NC-1/4, NC-1/4, NC-1/7
- CONCRETE WATER SERVICE
- PISTON VALVE ASSEMBLY SEE NC-1/4-1/4
- PROPOSED TURNING GEAR
- NEW PUBLIC WATER MAIN
- CONNECTION VALVE SEE MAP SPEC. GS-07 FOR APPROVED FIRST FLOOR BOX AND LID AND
- EXISTING PROPOSED
- PROPOSED FIRE LINE



WD-2
7

Technical drawing showing a cross-section and plan view of a trench and manhole assembly.

Cross-section view (right):

- Labels: TRENCH WIDTH, UNDISTURBED EARTH, 1' (TYP.), UTILITY MARK, FLOWSIDE FILL IMPROVED TO BE ACCED AFTER PIPE IS INSTALLED, AT LOCATIONS AS DIRECTED BY THE ENGINEER (SEE MAT. SPEC. CH-06), MIN. 15" ABOVE TOP OF PIPE, EQUAL TO, OR BELOW TRENCH BOTTOM, UTILITY MARK.

Plan view (left):

- Labels: TRENCH WIDTH, 1', (TYP.), UNDISTURBED EARTH.

WD-2
12

Technical drawing of a three-rail track cross-section. The drawing shows two main rails with a center rail. Dimensions include a total width of 8'-0" between the outer rails, a center rail width of 15'-10 1/2", and a total width of 8'-0" between the center rail and the outer rails. The center rail is labeled "17" WIDE FLAT-IRON STEEL GAGE". The outer rails are labeled "17" WIDE FLAT-IRON STEEL GAGE". The track is supported by a concrete base with a height of 36" and a width of 4'-0". The track is shown on a gravel bed with a depth of 12" and a width of 4'-0". The track is shown on a gravel bed with a depth of 12" and a width of 4'-0".

WD-2
13

Diagram illustrating the cross-section of a bridge post and rail assembly. The diagram shows two vertical posts connected by a horizontal rail. The rail is labeled "4\" PRESSURE TREATED BRIDGE POST (TYPICAL)". The posts are labeled "6\" PRESSURE TREATED POST". The rail is supported by two horizontal beams, each labeled "2 STRANDS OF RP WIRE TWISTED (TYPICAL)". The distance between the centers of the two posts is labeled "LIMITS OF NEW WIRE" and is dimensioned as "8'-0\" on the left and "8'-0\" on the right. The total width of the assembly is dimensioned as "18'-10 1/2\". The height of the rail above the ground is dimensioned as "12\". The height of the post above the ground is dimensioned as "10' 6 1/2\". The ground level is indicated by a dashed line with a cross-hatch pattern.

WD-2
14

WD-
9

FIRE HYDRANT ASSEMBLY
SEE WD-1/4448B

POSTER ADAPTER

N.L. X M.S. GATE VALVE
OR BUTTERFLY VALVE AS
SPECIFIED FOR PIPE SIZE
(SEE MAT. USED 10-15)
FOR APPROVED UNIFS.

Md. PLUG

WD-2
4

[illegible]

WD-2
8

WD-
9

WD-2
10

WD-2
11

METER SIZE	FLOW RANGE	CONNECTION TO MAIN		METER BOX APPROX. SIZE		SOURCE
		NEW MAIN	EXISTING MAIN	SIDEWALK	GREEN AREAS	
5/8" (SINGLE OR DOUBLE)	1-20 GPM	1" CORP. STOP	1" CORP. STOP		~22" DIA. BASE	SEE STANDARD SPEC. 02-10
1"	3-50 GPM	1" CORP. STOP	1" CORP. STOP		~18"x24" BASE	SEE STANDARD SPEC. 02-10
1 1/2"	4-120 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2-24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
2"	4-160 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2-24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
3"	5-350 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	8' L. x 5.5' W. x 4' D.		PRECAST BY PILE CONCRETE, LOWELL, AR
4"	15-1000 GPM	MAIN x 4" TEE AND VALVE	MAIN x 4" TAPPING SADDLE AND VALVE		6'x10'	(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWJ FOR LID DETAIL
6"	30-2,000 GPM	MAIN x 6" TEE AND VALVE	MAIN x 6" TAPPING SADDLE AND VALVE		6'x10'	(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWJ FOR LID DETAIL
8"	35-3,500 GPM	MAIN x 8" TEE AND VALVE	MAIN x 8" TAPPING SADDLE AND VALVE		6'x10'	(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWJ FOR LID DETAIL

WD-2
19

WD-2
20

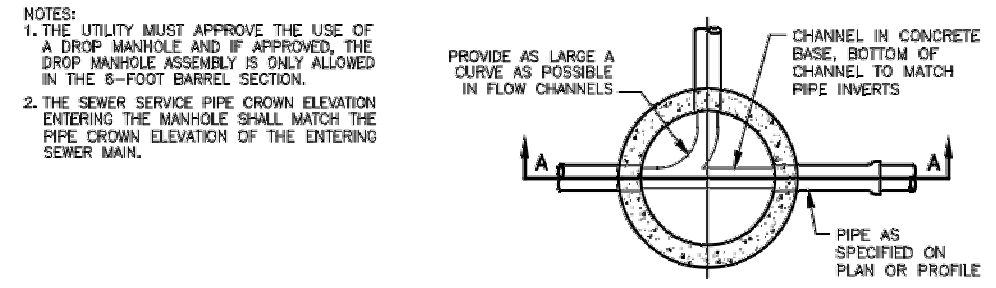
WD-
21

WD-2
22

DRAWN BY: <i>DDS</i>	DATE: <i>REV. JAN./08</i>	SHEET NO. <i>WD-2</i>
CHECKED BY: <i>EB</i>	PROJECT NUMBER: <i>STANDARD WATER DETAILS</i>	

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

- NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WHEN A STRAIGHT WALL JOINT OF THE BARREL AT 12'-0" ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND A REBAR AT 12'-0" ON CENTERS WITH 1" EMBEDMENT. A WELD STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
 2. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
 3. MANHOLES THAT ARE LESS THAN 12'-0" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.
 4. POUR OUTSIDE MANHOLE BASE SO THAT THE TOP OF OUTSIDE BASE IS EVEN OR 2-INCH ABOVE THE CROWN OF THE PIPES ENTERING THE MANHOLE BASE. EXTEND MANHOLE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS 24" MINIMUM.
 5. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING MANHOLE INCLUDING SERVICES. SLOPE CHANNELS TO MATCH PIPE INVERTS.
 6. THE TOP OF MANHOLE TO BE LEVEL WITH FINISHED GRADE, UNLESS OTHERWISE NOTED OR DIRECTED BY THE UTILITY.
 7. MANHOLES THAT ARE LESS THAN 8'-0" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.

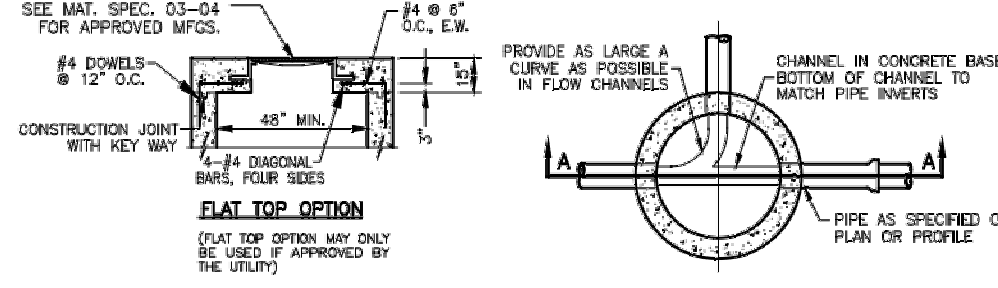


6 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL
N.T.S.

SD-1
1
REV. DEC. 2006

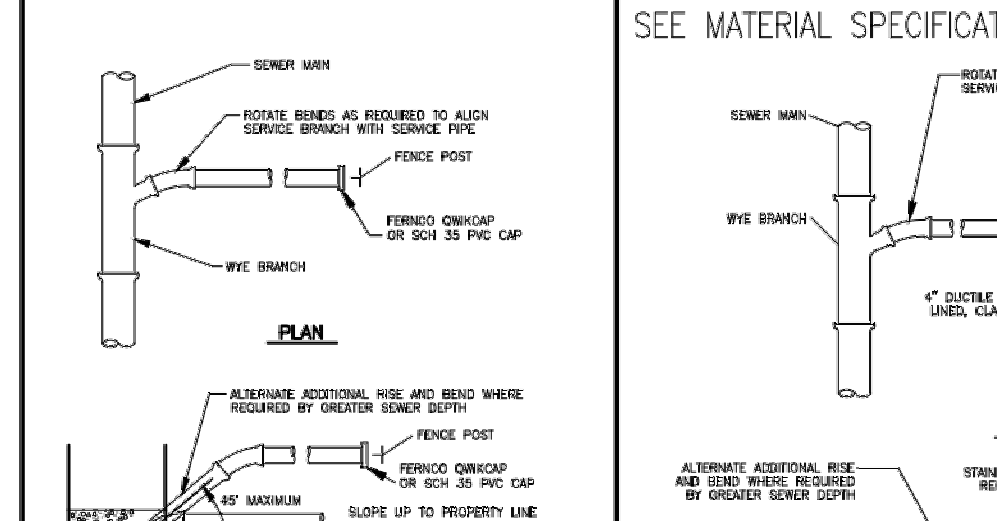
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

- NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WHEN A STRAIGHT WALL JOINT OF THE BARREL AT 12'-0" ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND A REBAR AT 12'-0" ON CENTERS WITH 1" EMBEDMENT. A WELD STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
 2. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
 3. MANHOLES THAT ARE LESS THAN 12'-0" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.
 4. POUR OUTSIDE MANHOLE BASE SO THAT THE TOP OF OUTSIDE BASE IS EVEN OR 2-INCH ABOVE THE CROWN OF THE PIPES ENTERING THE MANHOLE BASE. EXTEND MANHOLE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS 24" MINIMUM.
 5. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING MANHOLE INCLUDING SERVICES. SLOPE CHANNELS TO MATCH PIPE INVERTS.
 6. THE TOP OF MANHOLE TO BE LEVEL WITH FINISHED GRADE, UNLESS OTHERWISE NOTED OR DIRECTED BY THE UTILITY.
 7. MANHOLES THAT ARE LESS THAN 8'-0" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.



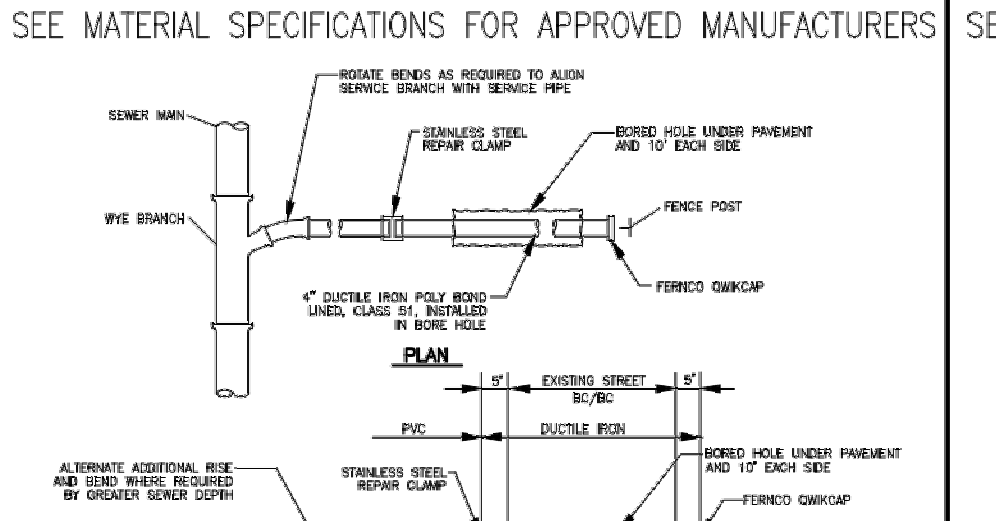
4 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL
N.T.S.

SD-1
2
REV. DEC. 2006



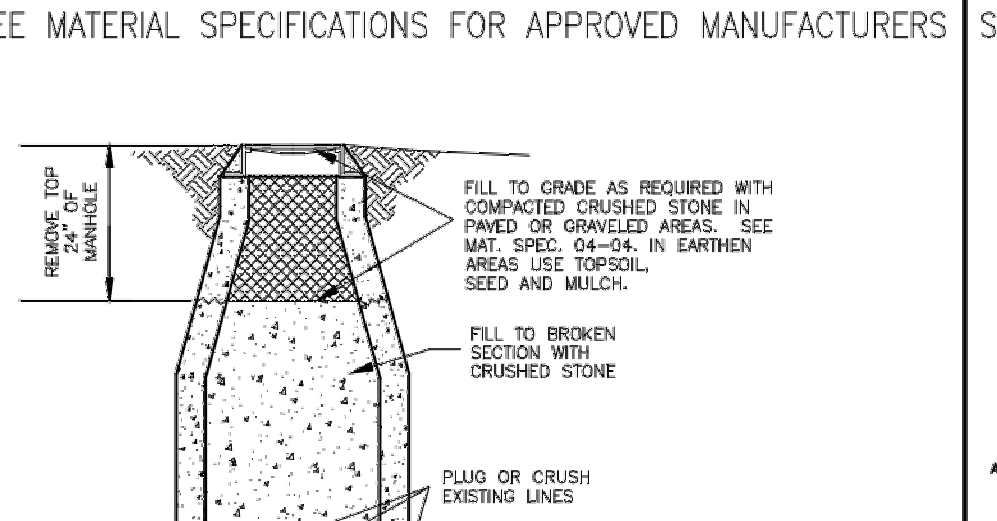
STANDARD SEWER SERVICE LATERAL
N.T.S.

SD-1
3
REV. DEC. 2006



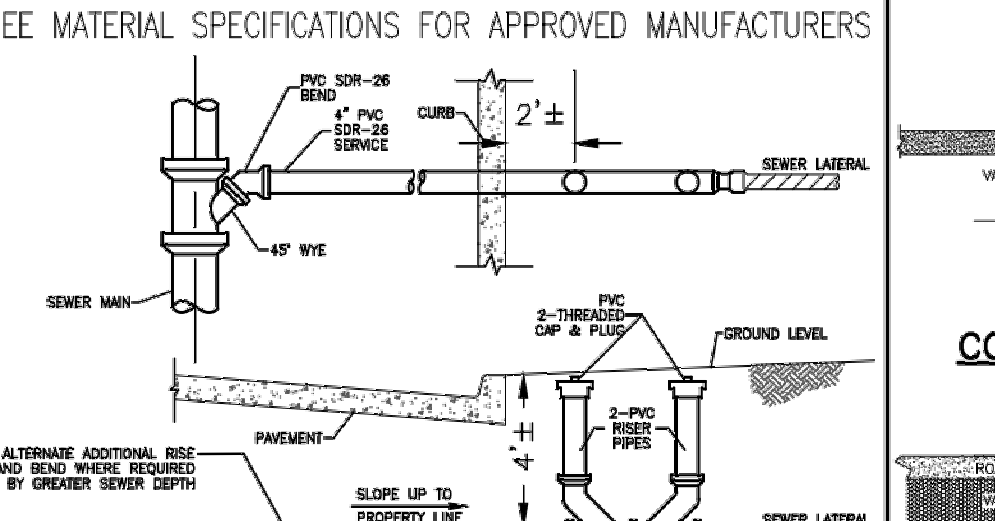
BORED SEWER SERVICE LATERAL UNDER EXISTING STREET
N.T.S.

SD-1
4
REV. DEC. 2006



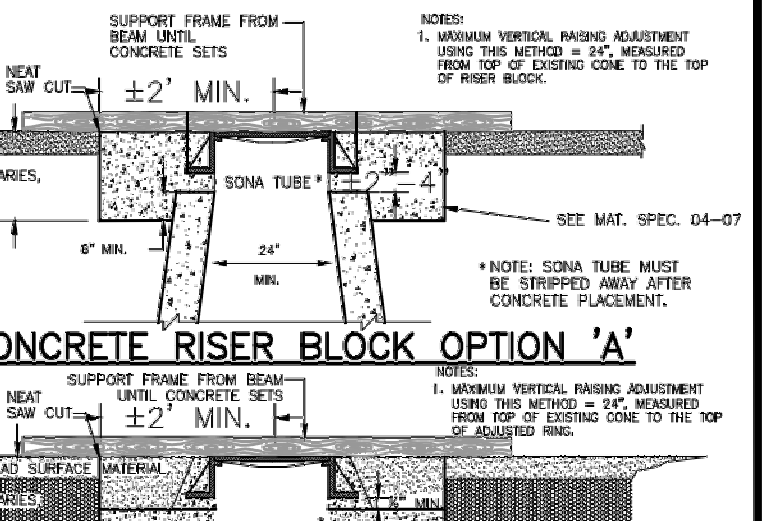
SANITARY SEWER MANHOLE ABANDONMENT
N.T.S.

SD-1
5
REV. MAY, 2012



4 INCH TWO-WAY SERVICE CLEANOUT
N.T.S.

SD-1
6
REV. MAY, 2012



CONCRETE RISER BLOCK OPTION 'A'
N.T.S.

CONCRETE RISER BLOCK OPTION 'B'
N.T.S.

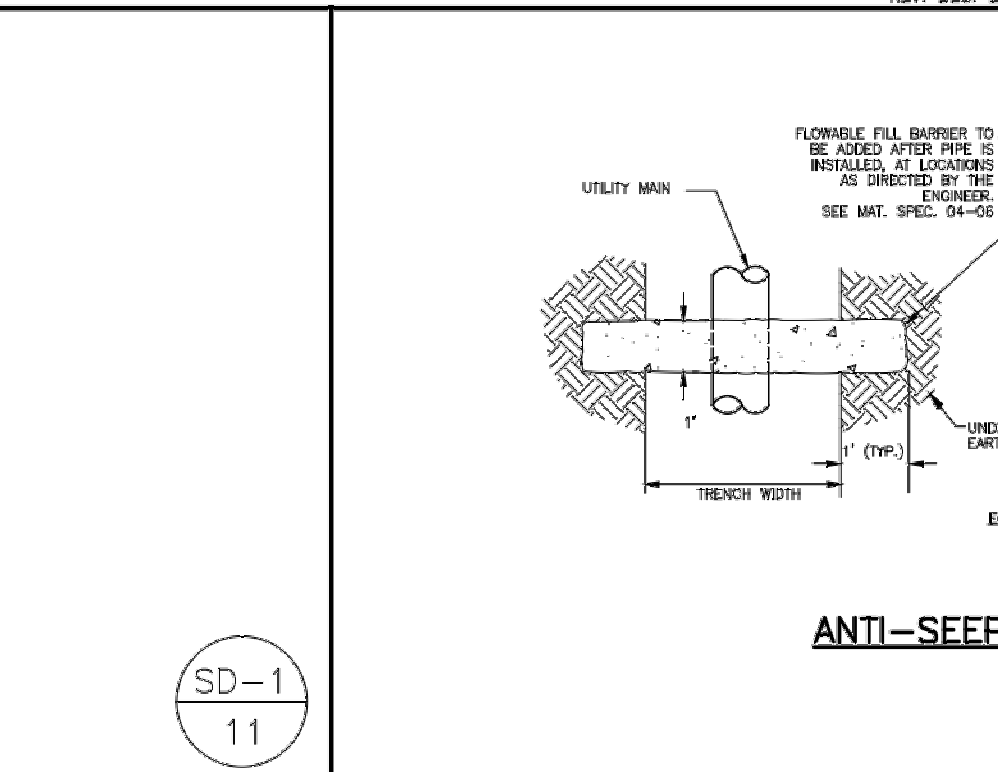
MANHOLE ADJUSTMENT IN PAVED AREAS
N.T.S.

SD-1
6A
REV. DEC. 2006

RESERVED

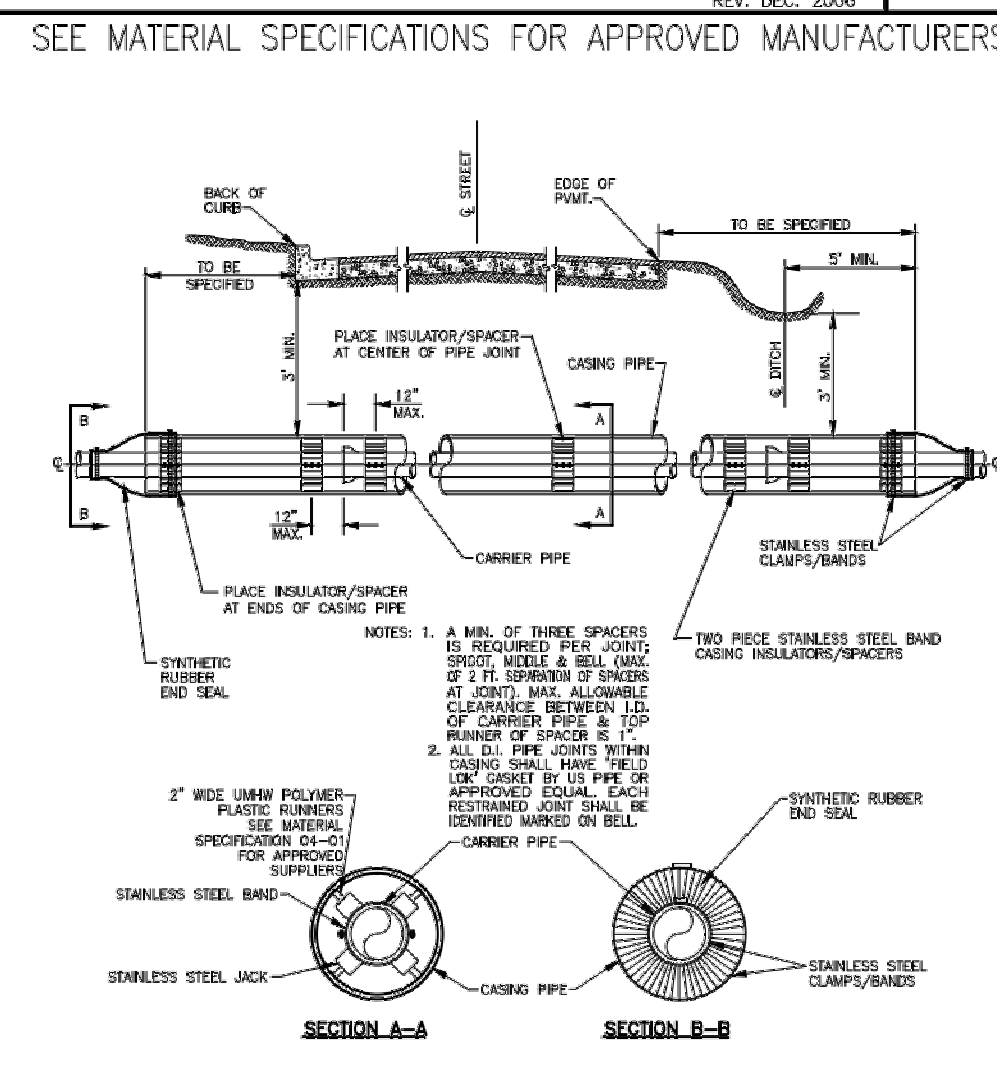
[HTTP://WWW.RWU.ORG/ENGINEERING.HTM](http://www.rwu.org/engineering.htm)

HYPERLINK TO RWU WEBSITE FROM ACTIVE .DWG FILE (HOLD DOWN "CONTROL" KEY AND LEFT-MOUSE-BUTTON-SELECT THE UNDERLINED LINK)



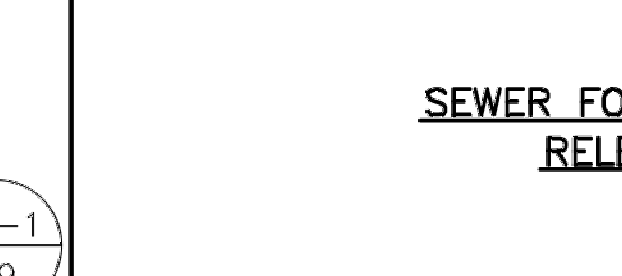
ANTI-SEEPAGE BARRIER COLUMN
N.T.S.

SD-1
11
REV. DEC. 2006



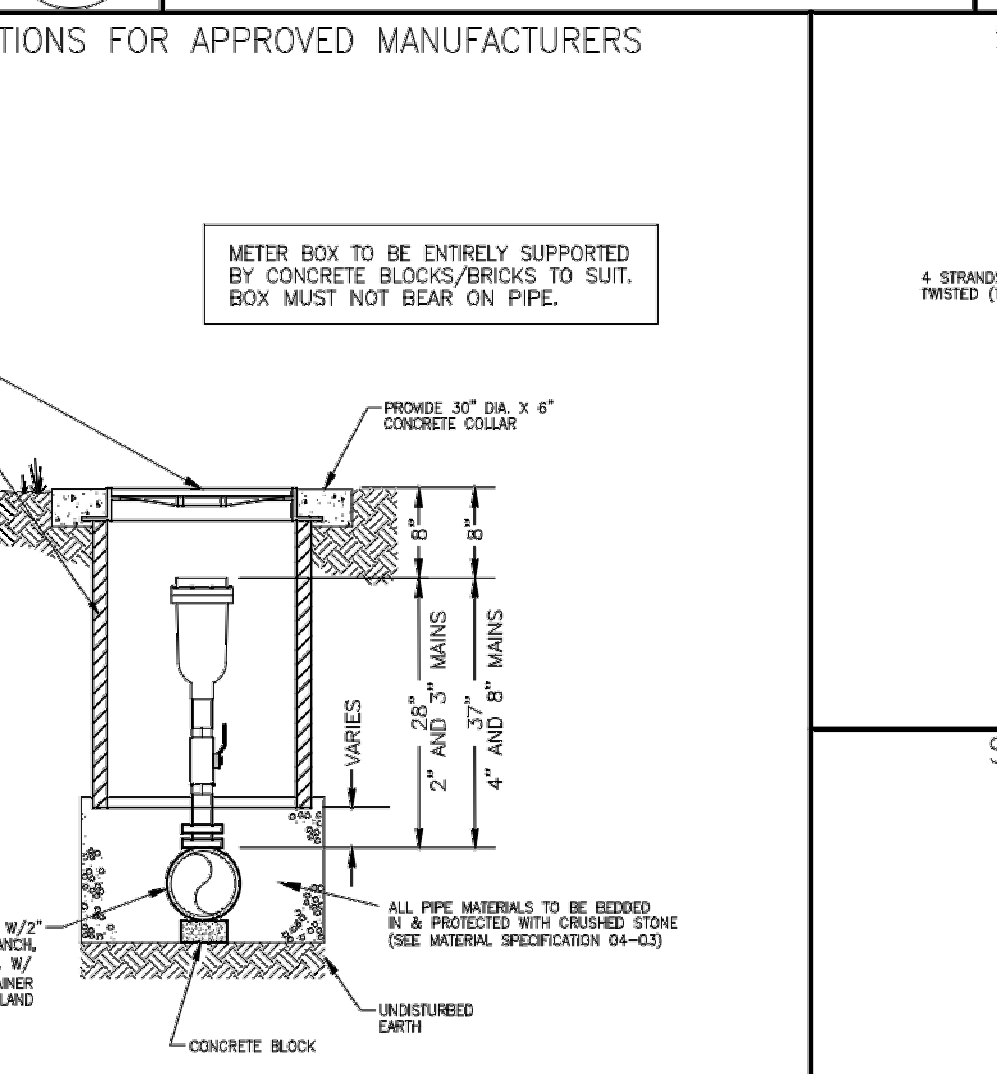
CONCRETE DRIVEWAY CROSSING REPAIR
N.T.S.

SD-1
12
REV. DEC. 2006



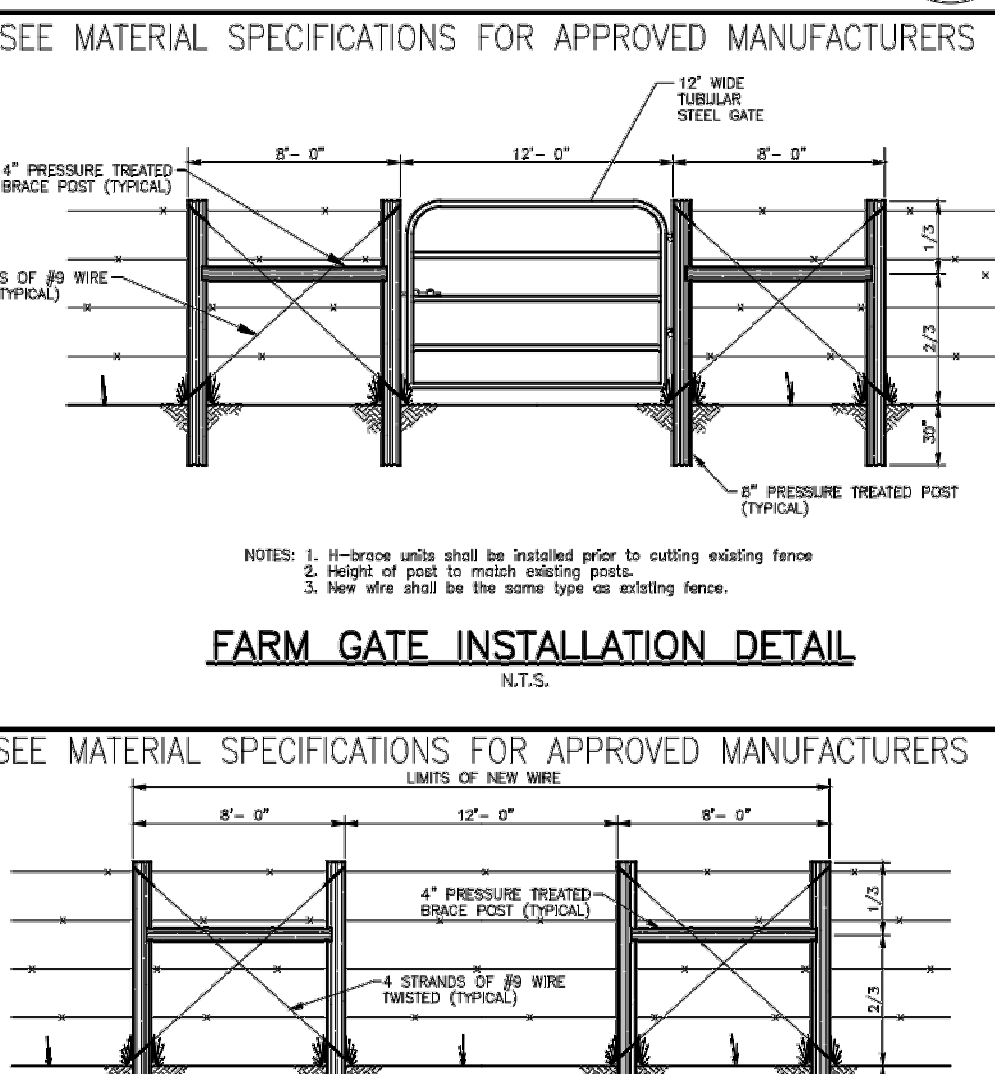
SEWER FORCE MAIN AIR AND VACUUM RELEASE VALVE ASSEMBLY
N.T.S.

SD-1
13
REV. DEC. 2006



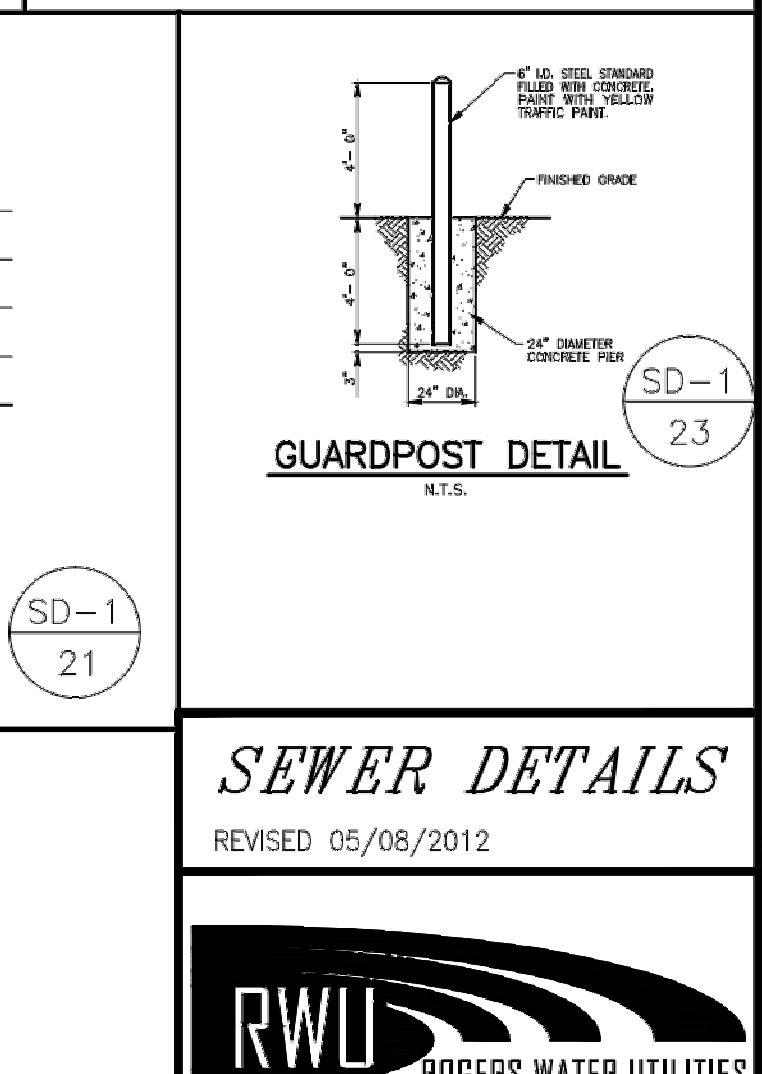
ASPHALT DRIVEWAY/STREET CROSSING REPAIR
N.T.S.

SD-1
14
REV. DEC. 2006



TRENCH/PIPE BEDDING DETAIL FOR SEWER FORCE MAINS & SANITARY SEWER MAINS
N.T.S.

SD-1
15
REV. DEC. 2006

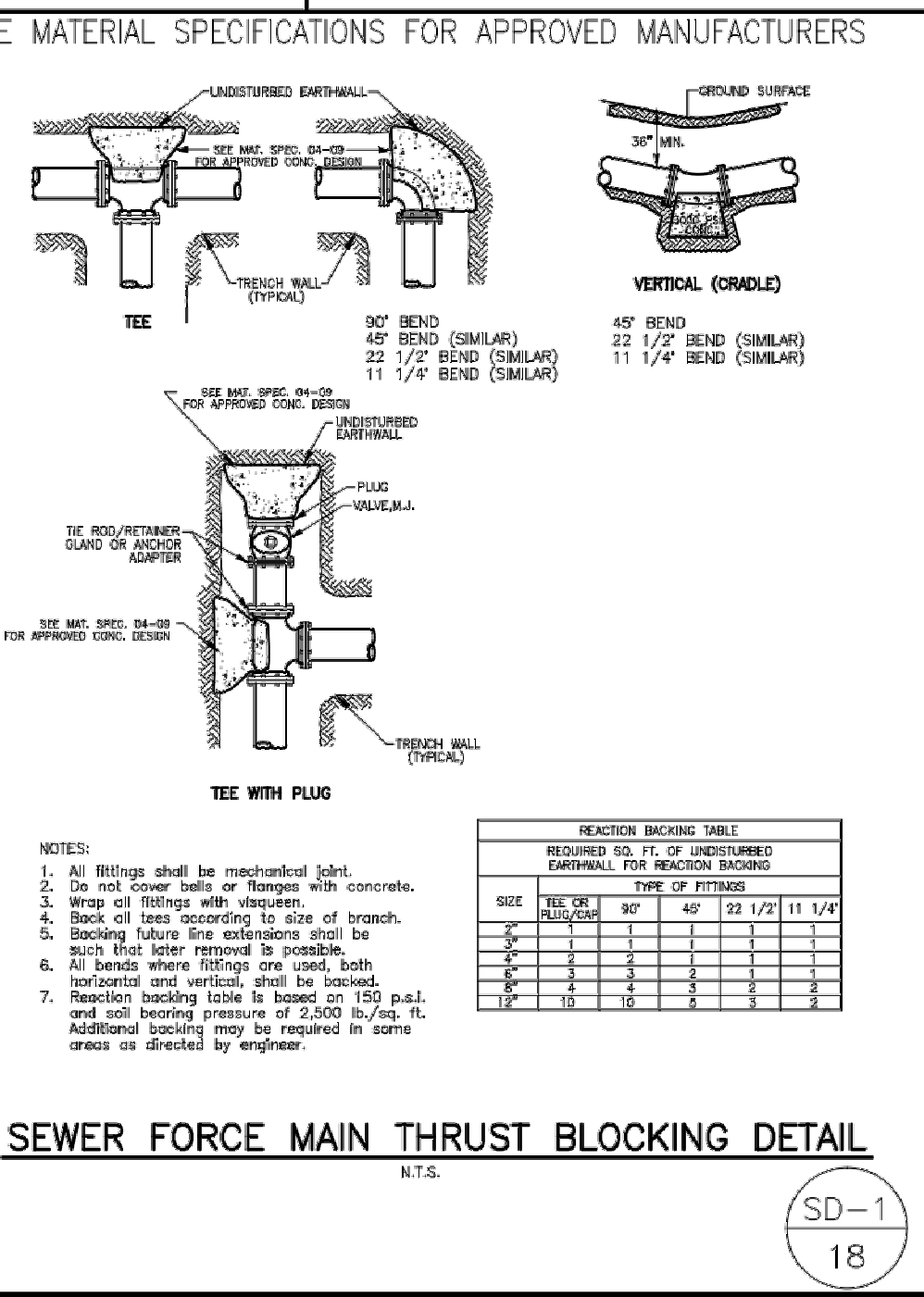


GUARDPOST DETAIL
N.T.S.

SD-1
16
REV. DEC. 2006

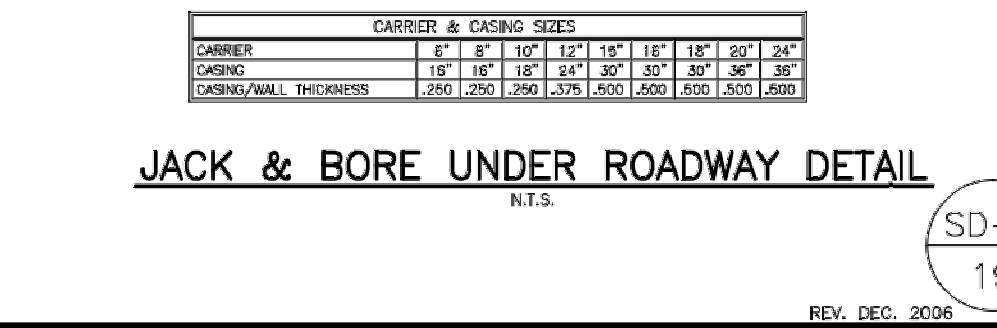
GENERAL CONSTRUCTION NOTES:

- A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary precautions to prevent property damage.
- B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.
- C. The duty of Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not an inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.
- D. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.
- E. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- F. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
- G. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.
- H. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said contractor shall not operate any valve, hydrant, or water utility appurtenance nor shall he attach to or top any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.



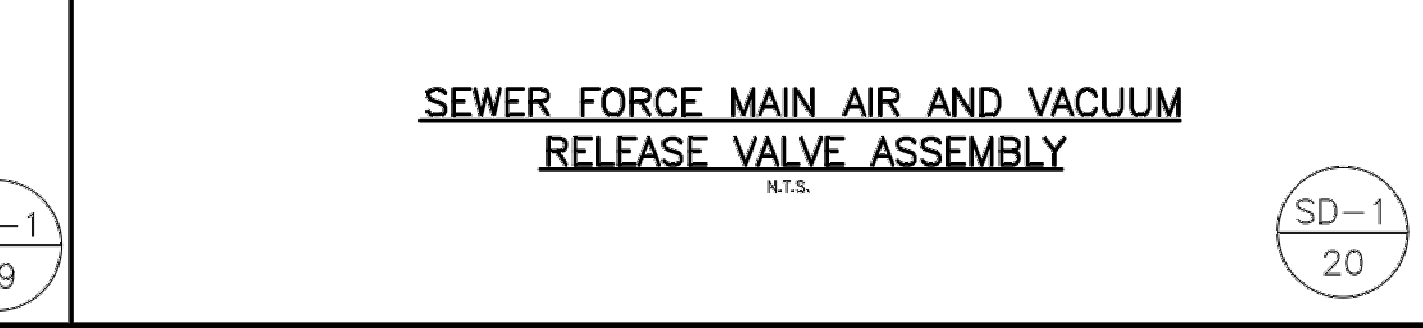
SEWER FORCE MAIN THRUST BLOCKING DETAIL
N.T.S.

SD-1
17
REV. DEC. 2006



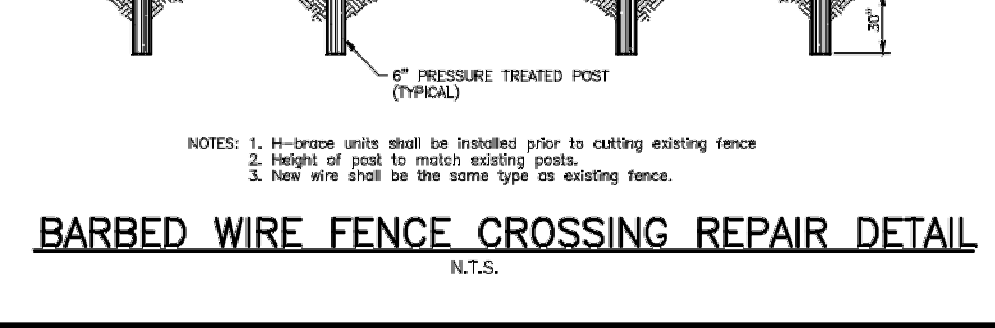
JACK & BORE UNDER ROADWAY DETAIL
N.T.S.

SD-1
18
REV. DEC. 2006



FARM GATE INSTALLATION DETAIL
N.T.S.

SD-1
19
REV. DEC. 2006



BARBED WIRE FENCE CROSSING REPAIR DETAIL
N.T.S.

SD-1
20
REV. DEC. 2006

SEWER DETAILS
REVISED: 05/08/2012

RWU
ROGERS WATER UTILITIES

P.O. DRAWER 338
OFFICE - 601 SOUTH 2ND ROGERS, ARKANSAS
72715-0338

DRAWN BY: **DD'S**
CHECKED BY: **EB**

DATE: **REV. AUG. / 2007**
PROJECT NUMBER: **STANDARD SEWER DETAILS**

SHEET NO. **SD-1**